

# Fire Risk Assessment

## Campville Crescent



**Flats 5 – 27 & 29 - 51  
Campville Crescent,  
West Bromwich,  
B71 3NG.**

**Date Completed: 17/01/2025.**

**Review Period: 3 years.**

**Officer: A Jones Fire Risk Assessor**

**Checked By: A. Smith Fire Risk Assessor.**

---

**Current Risk Rating = Tolerable**

Fire Risk Assessment

---

**Subsequent reviews.**

<u>Review date</u>	<u>Officer</u>	<u>Comments</u>

---

## Contents

<a href="#">Section 0</a>	<b>Introduction</b>	
<a href="#">Section 1</a>	<b>Significant Findings (executive summary)</b>	
<a href="#">Section 2</a>	<b>People at Significant Risk of Fire</b>	
<a href="#">Section 3</a>	<b>Contact Details</b>	
<a href="#">Section 4</a>	<b>Description of Premises</b>	
<a href="#">Section 5</a>	<b>Building Plan</b>	
<a href="#">Section 6</a>	<b>External Envelope</b>	
<a href="#">Section 7</a>	<b>Means of Escape from Fire</b>	
<a href="#">Section 8</a>	<b>Fire Detection and Alarm Systems</b>	
<a href="#">Section 9</a>	<b>Emergency Lighting</b>	
<a href="#">Section 10</a>	<b>Compartmentation</b>	
<a href="#">Section 11</a>	<b>Fire Fighting Equipment</b>	
<a href="#">Section 12</a>	<b>Fire Signage</b>	
<a href="#">Section 13</a>	<b>Employee Training</b>	
<a href="#">Section 14</a>	<b>Sources of Ignition</b>	
<a href="#">Section 15</a>	<b>Waste Control</b>	
<a href="#">Section 16</a>	<b>Control and Supervision of Contractors and Visitors</b>	
<a href="#">Section 17</a>	<b>Arson Prevention</b>	
<a href="#">Section 18</a>	<b>Storage Arrangements</b>	
<a href="#">Section 19</a>	<b>Additional Control Measures. Fire Risk Assessment – Action Plan</b>	
<a href="#">Appendix 1</a>	<b>Significant Hazards on Site and Information to be provided for the Fire Service Risk Rating of Block.</b>	

## Section

# 0

## Introduction

The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1)

*“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order.”*

This Type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. In the first instance however, we would be grateful if you could contact us directly via [https://www.sandwell.gov.uk/info/200195/contact\\_the\\_council/283/feedb ack\\_and\\_complaints](https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints) or by phone on 0121 569 6000.

The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation, but the Council will as a minimum review:

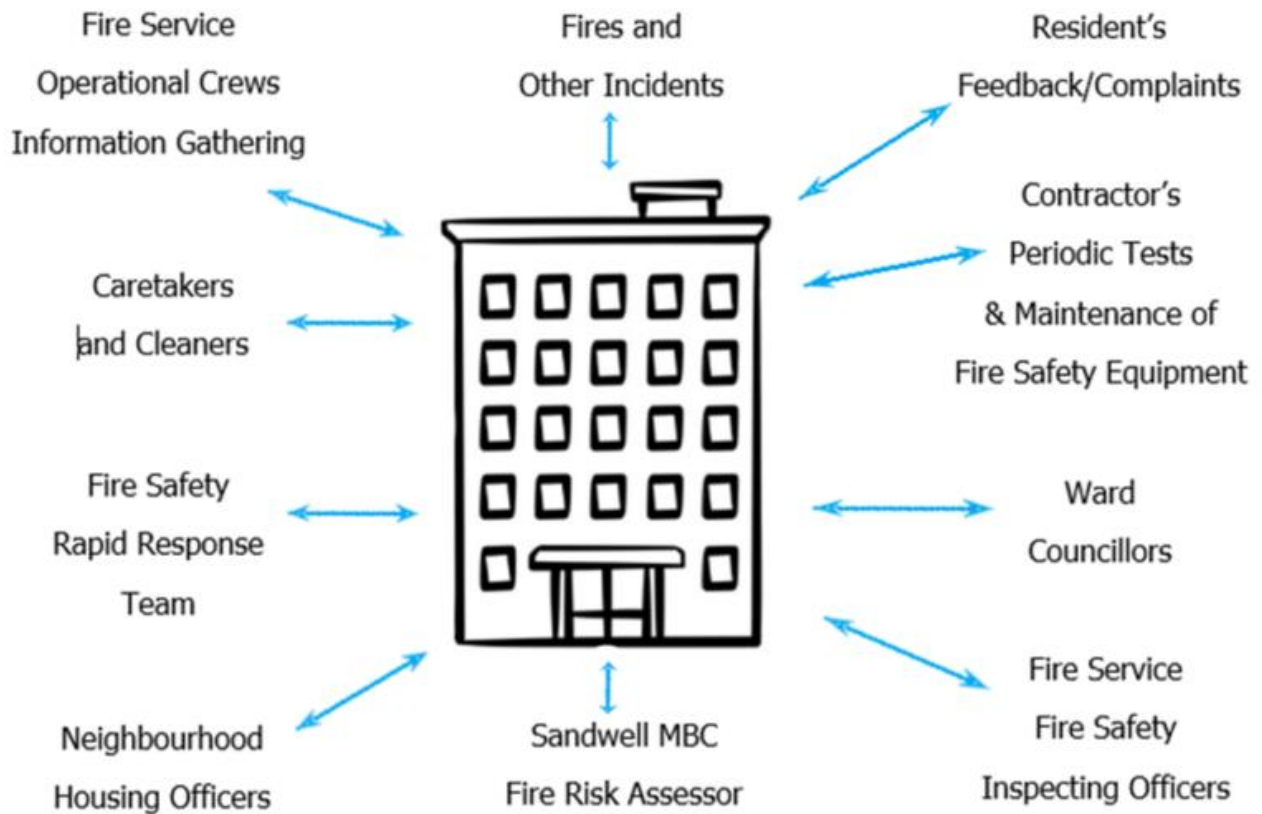
- High Risk Residential Buildings annually
- Other Buildings every 3 years

The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.

## Fire Risk Assessment

---

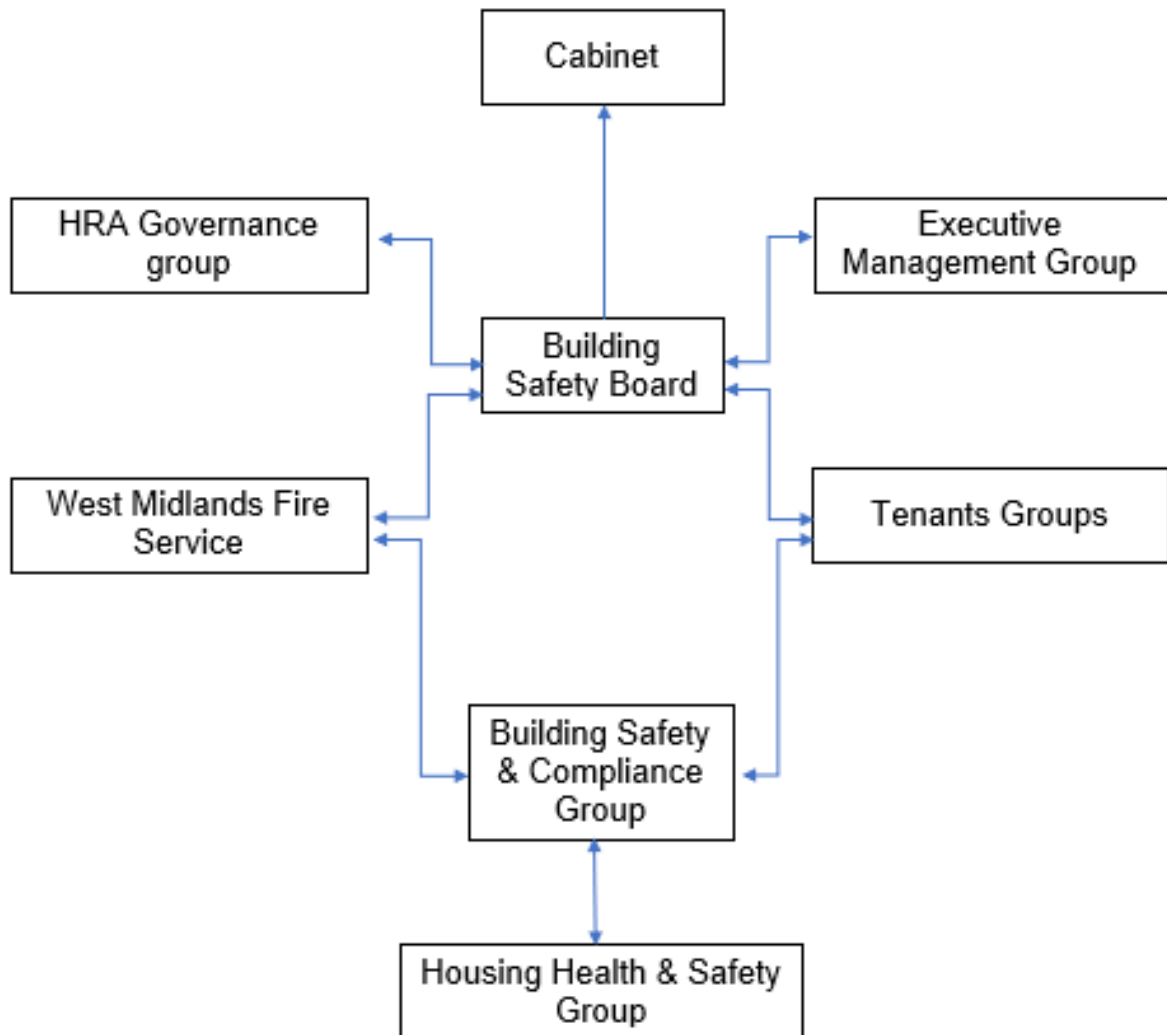


The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety.

These managers attend the Building Safety and Compliance Group for scrutiny which is part of the governance structure below.

---

Governance Structure



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in [section 1](#).

Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring, and review of the preventative and protective measures. The information shown above is part of this requirement.

---

## Section

## 1

## Significant findings

The significant findings (executive summary) of the fire risk assessment include those measures that have been or will be undertaken by the responsible person in order to comply with the RR(FS)O 2005.

Groups of people especially at risk of fire include such people as remote or lone workers, at risk due to layout of the building, visitors, and contractors unfamiliar with the building layout as well as those with physical, sensory, or mental health issues.

A third requirement that under the order must be recorded is the fire safety arrangements. This is the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. These are shown in the introduction.

### Significant findings

*Include a brief summary of protective and preventative measures where relevant along with any issues found.*

The escape strategy is '**Stay Put Unless.**' This means in the event of a fire in your flat you should evacuate. If there is a fire elsewhere in the building you should stay put unless you are affected by fire, smoke or you have been advised by the emergency services to leave.

Section number	Section Area	Individual Risk Level
<a href="#">Section 6</a>	<p><b>External Envelope</b></p> <p>The exterior of the buildings is predominantly traditional brick, concrete construction with pitched, tiled roof.</p> <p>Individual flat windows are UPVC double glazed units.</p> <p>Communal windows on the staircase are UPVC window frames (non-openable) with trickle vents, the staircase is open plan.</p>	Trivial

<p><a href="#">Section 7</a></p>	<p><b>Means of Escape from Fire</b>          The means of escape staircases incorporate a final exit.          Remove combustibile items from deck access walkways.          Remove waste bins from staircase.          It was noted that access and egress doors in building 5 – 27 were propped open. When checked, the rear door closer was defective and requires maintenance.</p>	<p>Tolerable</p>
<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b>          Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats.</p>	<p>Trivial</p>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b>          Emergency lighting is not provided in the staircase, additional lighting is provided.</p>	<p>Trivial</p>
<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b>          The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats.          Doors are 30-minute nominal fire doors, including those in 1-hour rated walls.</p>	<p>Trivial</p>
<p><a href="#">Section 11</a></p>	<p><b>Fire Fighting Equipment</b>          No firefighting provisions are provided within the premise.</p>	<p>Trivial</p>
<p><a href="#">Section 12</a></p>	<p><b>Fire Signage</b>          Appropriate signage is in place, no further action required.</p>	<p>Trivial</p>
<p><a href="#">Section 13</a></p>	<p><b>Employee Training</b>          All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
<p><a href="#">Section 14</a></p>	<p><b>Sources of Ignition</b>          The fixed electrical installation should be tested every 5 years.          Building 29-51 was last tested on 27/11/2024.          Building 5-27 has been requested through an approved contractor, this will be conducted in January 2025.</p>	<p>Trivial</p>



<p><a href="#">Section 15</a></p>	<p><b>Waste Control</b>            Regular cleaning services take place at the block and regular checks from caretakers help with waste control at the block.            A large amount of refuse is stored at various locations around the site. This will need to be removed, and communication needs to take place with residents to set out a procedure for waste disposal.</p>	<p>Tolerable</p>
<p><a href="#">Section 16</a></p>	<p><b>Control and Supervision of Contractors and Visitors</b>            Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>
<p><a href="#">Section 17</a></p>	<p><b>Arson Prevention</b>            The final exit doors have door entry systems installed. These systems are designed to fail safe i.e., door unlocked in the event of a power failure.</p>	<p>Trivial</p>
<p><a href="#">Section 18</a></p>	<p><b>Storage Arrangements</b>            Residents should not store fuel or LPG Cylinders in their home or storage facilities. This documented in the tenancy agreement.</p>	<p>Trivial</p>

## Risk Level Indicator

The following simple risk level estimator is based on commonly used risk level estimator:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low  Medium  High

In this context, a definition of the above terms is as follows:

**Low** Unusually low likelihood of fire because of negligible potential sources of ignition.

**Medium** Normal fire hazards (e.g., potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

**High** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Considering the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm  Moderate Harm  Extreme Harm

---

In this context, a definition of the above terms is as follows:

<b>Slight harm</b>	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
<b>Moderate harm</b>	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
<b>Extreme harm</b>	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial  Tolerable  Moderate  Substantial  Intolerable

**Comments:**

In conclusion, the likelihood of a fire is at a medium level of risk prior to the implementation of the action plan because of the normal fire hazards that have been highlighted within the risk assessment.

These hazards include combustible items located on the means of escape, and at various points within the premise, at this time there is a poor management/control of waste. This is due to a possible review of the current system whereby usual bins will be exchanged for euro bins. This is an ongoing point but needs to be resolved. There is also a defect with the self-closer on doors in building 5 – 27, they do not close which presents a security and possible arson risk.

When future refurbishments are conducted, where applicable, flat entrance doors should be replaced for Certified FD30s.

After considering the use of the premise and the occupants within the block, the consequences for life safety in the event of a fire would be slight harm.

---

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one that has been advocated for general health and safety risks:

Risk level	Action and timescale
<b>Trivial</b>	No action is required, and no detailed records need to be kept.
<b>Tolerable</b>	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
<b>Moderate</b>	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
<b>Substantial</b>	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
<b>Intolerable</b>	Premises (or relevant area) should not be occupied until the risk is reduced.

***(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)***

---

**Section**

**2**

**People at Significant Risk of Fire**

---

Persons at significant risk of fire does not just refer to those people with physical, sensory, or mental health issues. It also includes those at risk due to the layout or features of the building such as inner rooms or dead-end conditions. Persons may also be at risk due to remote or lone working.

The RR(FS)O requires that these people are identified in any fire risk assessment.

Sandwell Council takes the health, safety and wellbeing of its colleagues, contractors, residents, and leaseholders seriously. It is our policy to exceed, where possible, the minimum health and safety requirements of the law.

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly.

With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

When a PEEP is in place, the relevant information will be kept in the secure Premise Information Box (High Rise Buildings only), which is set up to help WMFS in an emergency. The data is classified as level 1, which means it complies with the General Data Protection Regulations.

---

## Section

# 3

## Contact Details

---

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.

The Chief Executive has put a structure in place to support the management of the site. This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

The contact names to support the management of the site are as follows:

**Chief Executive**

Shokat Lal

**Executive Director of Place**

Alan Lunt

**Assistant Director Asset Management & Improvement**

Sarah Agar

**Fire Safety Manager**

Tony Thompson

**Team Lead Fire Safety**

Jason Blewitt

**Fire Risk Assessor(s)**

Adrian Jones

Anthony Smith

Carl Hill

Louis Conway

**Resident Engagement Officer - Fire Safety**

Abdul Monim Khan

**Housing Office Manager**

Lisa Ellis

*Please note, the above details are correct at the time of the production of the risk assessment and may be subject to change.*

---

## Section

# 4

## Description of Premises

Flats 5 – 27 & 29 - 51  
Campville Crescent,  
West Bromwich,  
B71 3NG.

### Description of the Property:

The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

This type 1 assessment covers two blocks, flats 5 – 27 & 29 – 51. This low-rise block of flats constitutes three storeys (inclusive of the ground floor), the block has six flats on the ground floor and six maisonettes on the first floor in each block. The buildings were constructed circa 1946.

The block has a side entrance at either end of the premise that has a door entry system on the front and rear access with a fob reader installed. Local authority employees and the fire & rescue service can use a drop latch key to gain access.



The ground floor flats are accessed through the main entrance at the rear of the building. The block has a side entrance at either end of the block and has a door entry system on the front and rear access with a fob reader installed.



## Fire Risk Assessment

---

The stair access leads to the first floor deck access walkway, this is open to the elements at the first floor. Means of escape from the maisonettes is two way travel. The walkway provides approx. 1050mm clearance.



The buildings are of traditional brick, concrete construction, double glazed UPVC window frames surmounted by a pitched roof.



Electrical cupboards are located at the head of the staircase, these were locked with a padlock and not accessed at the time of the assessment.



The rear garden(s) are secured by wooden fencing, access is via rear doors located in the staircase at the end of the building.

There is no access to the roof/loft space from any common areas, access can be gained via individual flats or externally using scaffolding.

---



There are several store cupboards located outside in the rear garden area.



With regard to waste, residents utilise an external bin store located on the rear elevation of the building.



Gas supplies to individual premises are fed by external pipework located on the front elevation.



## Fire Risk Assessment

---

High/Low Rise	Low Rise
Number of Floors	3
Date of Construction	1946
Construction Type	Traditional Brick Cavity
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	2
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	2
Access to Roof	Externally only
Equipment on roof (e.g. mobile phone station etc)	None

### Persons at Risk

Residents / Occupants of 12 flats and 12 maisonettes,  
Visitors,  
Sandwell MBC employees,  
Contractors,  
Service providers (e.g. meter readers, delivery people etc)  
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

---

**Section  
5**

**Building Plan**

A general plan showing the building location.



## Section 6

### External envelope

Following the introduction of the Fire Safety Act 2021, consideration needs to be given to the external envelope of the building for any fire risk. This predominantly means the external wall construction including any insulation filler. It also includes balconies and any other fixtures as well as doors and windows.

With regard to the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council.

Below is a breakdown of the materials used within the external envelope, it is deemed that the combination and application of these materials presents an acceptable level of fire risk.

- 1) The external envelope of the premises is predominantly traditional brick, concrete construction, surmounted by a pitched tiled roof.



- 2) Individual flat windows are UPVC double glazed window frames. The windows in the communal staircase area are UPVC window frames with trickle vents. (non-openable).





- 3) Access is gained to all flats from the ground floor using the main access door(s) leading to the staircase area, these doors are Timber.



- 4) All balconies were free from combustible materials including decorative screening.



- 5) There was a lot of rubbish lying around the premise, this was noted at the front elevation, rear elevation, and numerous combustible items on the open deck access.



## Section

# 7

## Means of Escape from Fire

- 1) The building has two staircases located at either side of the building that provide the means of escape.
- 2) All staircases are of adequate width (at least 1050mm) and must be maintained clear to that width as a minimum.



- 3) None of the corridors that form part of the means of escape are dead ends.
- 4) The only communal doors within the block are the final exit doors which are fitted with automatic closing devices. These are checked on a regular basis by Caretaking Teams as part of their cyclical checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 5) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e., door unlocked in the event of a power failure. This prevents residents being locked in or out of the building.
- 6) **It was noted that the self-closing device on the rear door in building 5 – 27 was defective, the self-closing device was defective.**



- 7) It was noted that the means of escape staircase had been compromised due to waste bins were being stored under the stairs.



- 8) Communal areas are kept free of flammable items. The communal areas should be checked on a regular basis by Caretaking / Cleaning teams and all items of rubbish removed.
- 9) It was noted that combustible items were located in several areas of the site. These were on the front elevation, the rear elevation, waste bins in the staircase and unmanaged waste at the rear of the site. This is unacceptable and needs to be resolved.



- 10) There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
- 11) Automatic smoke ventilation is not commissioned, staircases are open plan and therefore products of combustion would naturally be ventilated.
- 12) Surface coatings to the walls in the staircases appear to be Class 0 rated.
-

- 13) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.
- 14) Flat entrance doors are a combination of nominal timber, UPVC and composite type entrance doors. These should be upgraded to certified FD30s as part of any future refurbishments.



- 15) The resident at flat 51 provided information on the front door, it can be confirmed that the doors inspected have not been tampered with by residents etc.



- 12) The premises do not have emergency lighting installed; however standardised lighting is present. This is deemed acceptable due to the height of the building.
-



---

## Section

# 8

## Fire Detection and Alarm Systems

---

- 1) Early warning is limited to hard wired or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) During the assessment, the assessor spoke with the resident of flat number 51, the resident confirmed that smoke detection was located in the Hallway, Living room & Kitchen.
- 3) Therefore, based on the sample of properties during the fire risk assessment and the previous FRA, smoke alarms within residents flats are installed to a minimum of an LD2 Standard.

*For information*

*LD1 all rooms except wet rooms.*

*LD2 all-risk rooms e.g., Living Room, Kitchens, and Hallway.*

*LD3 Hallway only.*

- 4) There is no other effective means for detecting an outbreak of fire to communal areas. The reason for this is: -
    - I. Such systems may get vandalised.
    - II. False alarms would occur.
    - III. A Stay Put - Unless policy is in place.
-

**Section**

**9**

---

**Emergency Lighting**

---

- 1) This premise does not have emergency lighting installed; however standardised lighting is present. This is deemed acceptable due to the height of the building.
-

## Section 10

# Compartmentation

*The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.*

1. The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats. All flat entrance doors are 30-minute notional/nominal doors, including those in 1-hour rated walls.
- 2) The premise does not have sufficient compartmentation to limit the travel and effect of smoke and flame in event of a fire in communal areas due to open plan staircase.
- 3) Generally, the means of escape is protected from flats with the use of nominal rated timber, composite doors and UPVC doors. These doors should be upgraded to FD30's when any future upgrades of the building take place.
- 4) All flat entrance doors appear to be a combination of nominal timber, UPVC & Composite type fire rated doors FD30's.
- 5) The fire stopping / compartmentation of the premises is subject to an annual inspection by the Fire Safety Rapid Response Team.
- 6) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put -Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.
- 7) There is no access to the roof space in common areas, Access to the roof space could not be gained at the time of the assesment. A future date will be agreed where the Assessor will meet the trades team at the premise to carry out a survey of the Roof void.

## Fire Risk Assessment

Please refer to the sheet below.

Block Name	Place-Ref	Address	Front Door Type	Glazed / Not Glazed
Campville Crescent 29-51	BL08860CA11	29-51 Campville Crescent;Stone Cross;West Bromwich;	Intentionally Blank	
Campville Crescent 29-51	BL08860CA11	29 Campville Crescent;Stone Cross;West Bromwich;We:	Timber non fire dc	Glazed
Campville Crescent 29-51	BL08860CA11	31 Campville Crescent;Stone Cross;West Bromwich;We:	UPVC	Glazed
Campville Crescent 29-51	BL08860CA11	33 Campville Crescent;Stone Cross;West Bromwich;We:	Timber non fire dc	Glazed
Campville Crescent 29-51	BL08860CA11	35 Campville Crescent;Stone Cross;West Bromwich;We:	Hurst	Glazed
Campville Crescent 29-51	BL08860CA11	37 Campville Crescent;Stone Cross;West Bromwich;We:	Timber non fire dc	Glazed
Campville Crescent 29-51	BL08860CA11	39 Campville Crescent;Stone Cross;West Bromwich;We:	Nationwide	Glazed
Campville Crescent 29-51	BL08860CA11	41 Campville Crescent;Stone Cross;West Bromwich;We:	Timber non fire dc	Glazed
Campville Crescent 29-51	BL08860CA11	43 Campville Crescent;Stone Cross;West Bromwich;We:	Nationwide	Glazed
Campville Crescent 29-51	BL08860CA11	45 Campville Crescent;Stone Cross;West Bromwich;We:	Timber non fire dc	Glazed
Campville Crescent 29-51	BL08860CA11	47 Campville Crescent;Stone Cross;West Bromwich;We:	UPVC	Glazed
Campville Crescent 29-51	BL08860CA11	49 Campville Crescent;Stone Cross;West Bromwich;We:	Timber non fire dc	Glazed
Campville Crescent 29-51	BL08860CA11	51 Campville Crescent;Stone Cross;West Bromwich;We:	Nationwide	Glazed
Campville Crescent 5-27	BL08860CA12	5-27 Campville Crescent;Stone Cross;West Bromwich;W	Intentionally Blank	
Campville Crescent 5-27	BL08860CA12	5 Campville Crescent;Stone Cross;West Bromwich;West	Nationwide	Glazed
Campville Crescent 5-27	BL08860CA12	7 Campville Crescent;Stone Cross;West Bromwich;West	Timber Door FD30:	Not Glazed
Campville Crescent 5-27	BL08860CA12	9 Campville Crescent;Stone Cross;West Bromwich;West	Timber non fire dc	Glazed
Campville Crescent 5-27	BL08860CA12	11 Campville Crescent;Stone Cross;West Bromwich;We:	Nationwide	Not Glazed
Campville Crescent 5-27	BL08860CA12	13 Campville Crescent;Stone Cross;West Bromwich;We:	Nationwide	Glazed
Campville Crescent 5-27	BL08860CA12	15 Campville Crescent;Stone Cross;West Bromwich;We:	Nationwide	Glazed
Campville Crescent 5-27	BL08860CA12	17 Campville Crescent;Stone Cross;West Bromwich;We:	Timber non fire dc	Glazed
Campville Crescent 5-27	BL08860CA12	19 Campville Crescent;Stone Cross;West Bromwich;We:	Nationwide	Glazed
Campville Crescent 5-27	BL08860CA12	21 Campville Crescent;Stone Cross;West Bromwich;We:	Hurst	Not Glazed
Campville Crescent 5-27	BL08860CA12	23 Campville Crescent;Stone Cross;West Bromwich;We:	Nationwide	Glazed
Campville Crescent 5-27	BL08860CA12	25 Campville Crescent;Stone Cross;West Bromwich;We:	Timber Door FD30:	Not Glazed
Campville Crescent 5-27	BL08860CA12	27 Campville Crescent;Stone Cross;West Bromwich;We:	UPVC	Glazed

It is accepted that, in older blocks, fire doors, particularly flat entrance doors, do not meet current test standards for FD30S doors. However, these doors may still be acceptable if the doors remain in good condition, and they met the relevant standards at the time of construction of the block.

### Definitions Fire Doors.

**Notional fire door** - A fire door that is thought to have been installed at the time of construction. This door may not meet current building regulation requirements however is still acceptable if performing as originally intended.

**Upgraded notional fire door** - A notional fire door that has been upgraded. For example, with intumescent strips and cold smoke seals.

**Nominal fire door** – A fire door that may meet the standards specified within the building regulations but has not been awarded the official certification of doors manufactured and evaluated by an accredited, third-party testing unit and approved formally with the relevant certificates and documentation.

**Certified fire door** – A fire door and frame that have been approved and certified by the manufacturer. A competent person must install the door assembly.

## Fire Risk Assessment

- 8) A variety of methods / materials have been used to achieve fire-stopping, refer to table(s) below.

Floor No.	Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Floor No.												
	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	Inlu P/Basis	Inlu Wraps	Rockwool	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	Inlu P/Basis	Inlu Wraps	Rockwool	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	Inlu P/Basis	Inlu Wraps	Rockwool	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	Inlu P/Basis	Inlu Wraps	Rockwool	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	
B																																											B
G																																											G
1																																											1
2																																											2
3																																											3
4																																											4
5																																											5
6																																											6
7																																											7
8																																											8
9																																											9
10																																											10
11																																											11
12																																											12
13																																											13
14																																											14
15																																											15
16																																											16
	Communal doors free from defects						Communal windows free from defects						Flat doors free from defects						Communal cupboards locked and secure						Communal areas free from tenants stored items						Communal areas free from repairs materials												

Floor No.	Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Fire Stopping Materials						Floor No.													
	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	Inlu P/Basis	Inlu Wraps	Rockwool	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	Inlu P/Basis	Inlu Wraps	Rockwool	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	Inlu P/Basis	Inlu Wraps	Rockwool	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads	Inlu P/Basis	Inlu Wraps	Rockwool	Supalux	Inlu Ball	Inlu Sponge	Inlu AM Mastik	Graphite Filler	Inlu Pads		
B																																												B
G																																												G
1																																												1
2																																												2
3																																												3
4																																												4
5																																												5
6																																												6
7																																												7
8																																												8
9																																												9
10																																												10
11																																												11
12																																												12
13																																												13
14																																												14
15																																												15
16																																												16
	Communal doors free from defects						Communal windows free from defects						Flat doors free from defects						Communal cupboards locked and secure						Communal areas free from tenants stored items						Communal areas free from repairs materials													

- 9) As part of ant future upgrades electrical service cupboards at the head of the stairs should be upgraded to offer a min of 60 mins fire resistance.

**Section**

**11**

**Fire Fighting Equipment**

---

- 1) The premise has no provision for firefighting equipment.
  - 2) The closest firefighting hydrant is located outside Flats 29 – 51 Campville Crescent.
-

## Section 12

### Fire Signage

- 1) Where applicable communal fire doors display signage “Fire Door Keep Shut.”
- 2) The fire escape routes are self-evident and therefore additional fire action notices are not required.
- 3) No smoking (Smoke Free England) signage is displayed at the front entrance to the premises.



# Section 13

## Employee & Resident Training/Provision of Information

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. Caretaking Teams are not expected to tackle fires in this area.
- 4) Staff undertaking fire risk assessments are qualified to a Level 4 Diploma in Fire Risk Assessment.
- 5) Fire safety information has been provided as part of tenancy pack. Information regarding the Stay Put Unless fire evacuation strategy is provided to tenants.





---

**Section**

**14**

---

**Sources of Ignition**

---

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
  - 2) Hot working is not normally conducted. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
  - 3) The fixed electrical installation (EICR) should be evaluated every 5 years. The last recorded EICR inspection for building 29-51 was 27/11/2024. The EICR inspection for building 5-27 has been commissioned and will be conducted January 2025. No previous records were made available.
  - 6) Combustible items were noted in various parts of the buildings, these items were noted at the front elevation, rear elevation, and numerous combustible items on the open deck access. Recorded in other sections of this report.
  - 4) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
  - 5) Portable heaters are not allowed in any common parts of the premises.
  - 6) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team.
  - 7) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.
-

**Section**  
**15**

---

## **Waste Control**

---

- 1) There is a weekly Cleaning Service to the premises.
  - 2) Any waste containers are emptied at regular intervals.
  - 3) 'Out of Hours' service in place to remove bulk items.
  - 4) **Previously, there has been some communication(s) and assessment of the current process of waste collections, it is being considered that this process will be replaced with Euro bins. This needs to be finalised as there is a lot of waste and other combustible items around the premises.**
  - 5) Regarding the point above clear communications need to take place with residents regarding the management of waste. Although a new refuse policy and/or new euro bins may be installed at this premise in the near future, a current process needs to be adhered to and managed to eliminate the possibility of Arson, Rodents, and the build-up of waste.
-

## Section 16

# Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
- 2) Owing to the nature of low-rise flatted accommodation it is difficult to manage/control individual contractors/utility companies.
- 3) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
- 4) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
- 5) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
  - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
    - Health and Safety.
    - Site security.
    - Safety of working and impact on children/school business.
    - Fire risk, if any.
    - Site Emergency plan.
  - b) Monthly Site Meetings – to monitor, review and share any new information including any new risks.
  - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
  - d) Final Contractor review on completion of works undertaken.

**Section**

**17**

**Arson Prevention**

---

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
  - 2) Access to the flats is restricted by a door entry system.
  - 3) There have been no reported fire incidents since the last FRA.
  - 4) Due to the self-closer in building 5 -27 there is a possibility of Arson due to Security. (This has been recorded in section 7).
-

**Section  
18**

---

## **Storage Arrangements**

---

- 1) Residents are instructed not to bring L.P.G cylinders into block. This information is contained within the tenants' handbook.
  - 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE, or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
  - 3) No Flammable liquids stored on site by Caretakers / Cleaners.
  - 4) As per tenancy agreements, flammable liquids or gas cylinders should not be stored on site.
-

**Section  
19**

**Additional Control Measures.  
Fire Risk Assessment - Action Plan**

Significant Findings

**Action Plan.**

It is considered that the following recommendations should be implemented to reduce fire risk to, or maintain it at, the following level:

Trivial       Tolerable

Definition of priorities (where applicable):

**P1 Arrange and complete as urgent – Within 10 days.**

**P2 Arrange and complete within 1-3 Months of assessment date.**

**P3 Arrange and complete within 3-6 Months of assessment date.**

**P4 Arrange and complete exceeding 6 months under programmed work.**



# Fire Risk Assessment Action Plan



Name of Premises or Location:


Flats 5-27 & 29-51, Campville Crescent, West Bromwich

Date of Action Plan:




28/01/2025

Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/06	Repair the self-closing device on the rear door of flats 5-29. Currently unable to lock this door.		P2	Fire Rapid Response 1-3 Months.	

Fire Risk Assessment

<p>07/07</p>	<p>Remove waste bins in the staircase. This should be in conjunction with action point 15/04.</p>		<p>P2</p>	<p>Housing Manager 1-3 Months.</p>	
<p>07/09</p>	<p>The management and control of waste is poor. Remove all excess waste from site.</p>		<p>P2</p>	<p>Housing Manager 1-3 Months.</p>	
<p>15/04</p>	<p>There were several issues noted with combustible items and rubbish located in various areas of the buildings.  The current process is likely to be replaced with Euro bins.  Regarding this point clear communications needs to</p>		<p>P2</p>	<p>Housing Manager 1-3 Months.</p>	



## Fire Risk Assessment

---

	<p>take place with residents regarding the management and disposal of waste.</p> <p>Although a new refuse policy and/or new euro bins may be installed at this premise in the near future, the current process needs to be adhered to, and all waste managed correctly to enable the Authority to comply with Legislation.</p>				
--	--	--	--	--	--

---

## Fire Risk Assessment

---


When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

### Observations

As part of any future upgrade or refurbishment consideration should be given to replacing timber/UPVC flat entrance doors for Certified FD30s.



### Signed

 Aderan Jones	Fire Risk Assessor	Date: 28/01/2025
A. Smith	Fire Risk Assessor	Date: 29/01/2025

---

## Significant Hazards on Site and Information to be Provided for the Fire Service


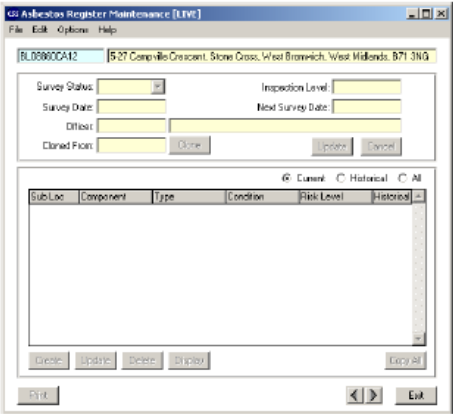
**Name of property:** Flats 5-27 & 29-51, Campville Crescent, West Brom.

**Updated:**

**Premise Manager:** Tony Thompson.

**Tel. No.:** 0121 569 2975

Hazard	Information/Comments
Asbestos  Latest Asbestos information has been provided below.	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still <a href="tel:01215695077">Tel:- 0121 569 5077</a> ).  <i>The last recorded date of inspection was <u>30/04/2020</u>.</i>

<b>Asbestos Survey</b>		Property Address	5-27 Campville Crescent, West Bromwich. B71 3NG.		✓ Office use						
Surveyed by	Tudor Evans	Date	11/03/2014		Checked by	Paul Arundel	Desktop Check	✓	Site Check		
Reason for request		HSG 264 - Survey Report Type		Date		30/04/20					
Investment Void		Refurbishment Survey		Property Description							
Investment Tenanted		Management Survey		✓							
R & M Void		SHAPE Interrogated.		✓							
R & M Tenanted		No Existing SHAPE Data.		✓		Low Rise Flats					
Medical / Emergency - Heating Works		Existing SHAPE Data.									
Communal Areas	✓	Refurb Surveys Interrogated ?				Year Built					1946
						Notes / including details of similar property surveys completed.					
						Building Surveyors 0121 569 5077		Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES			
						