

Fire Risk Assessment

Compton Grange



**Whitehall Road,
Cradley Heath, B64 5BG**

Date Completed: 13th June 2025

Officer: M Zafeer Fire Risk Assessor

Checked By: Louis Conway Building Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

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Section

0

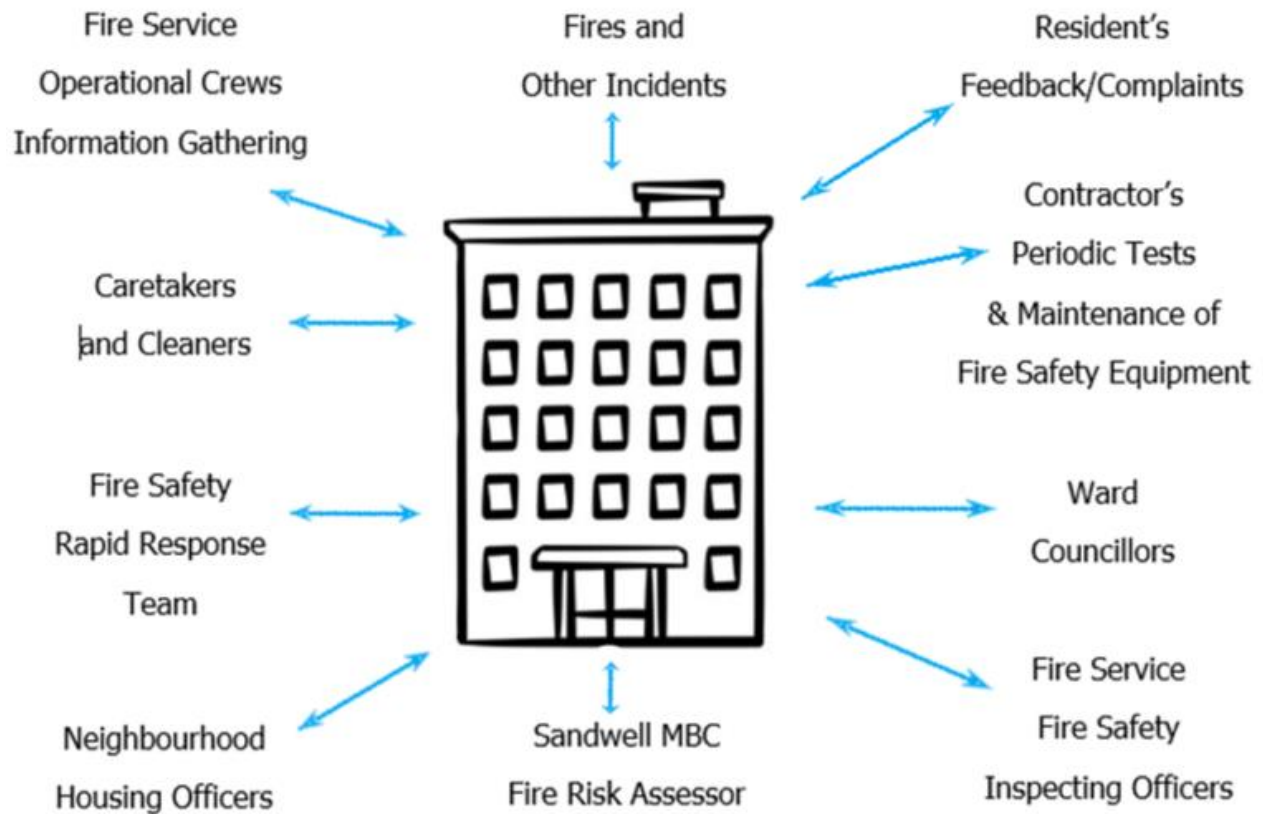
Introduction

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/feedback_and_complaints or by phone on 0121 569 6000.

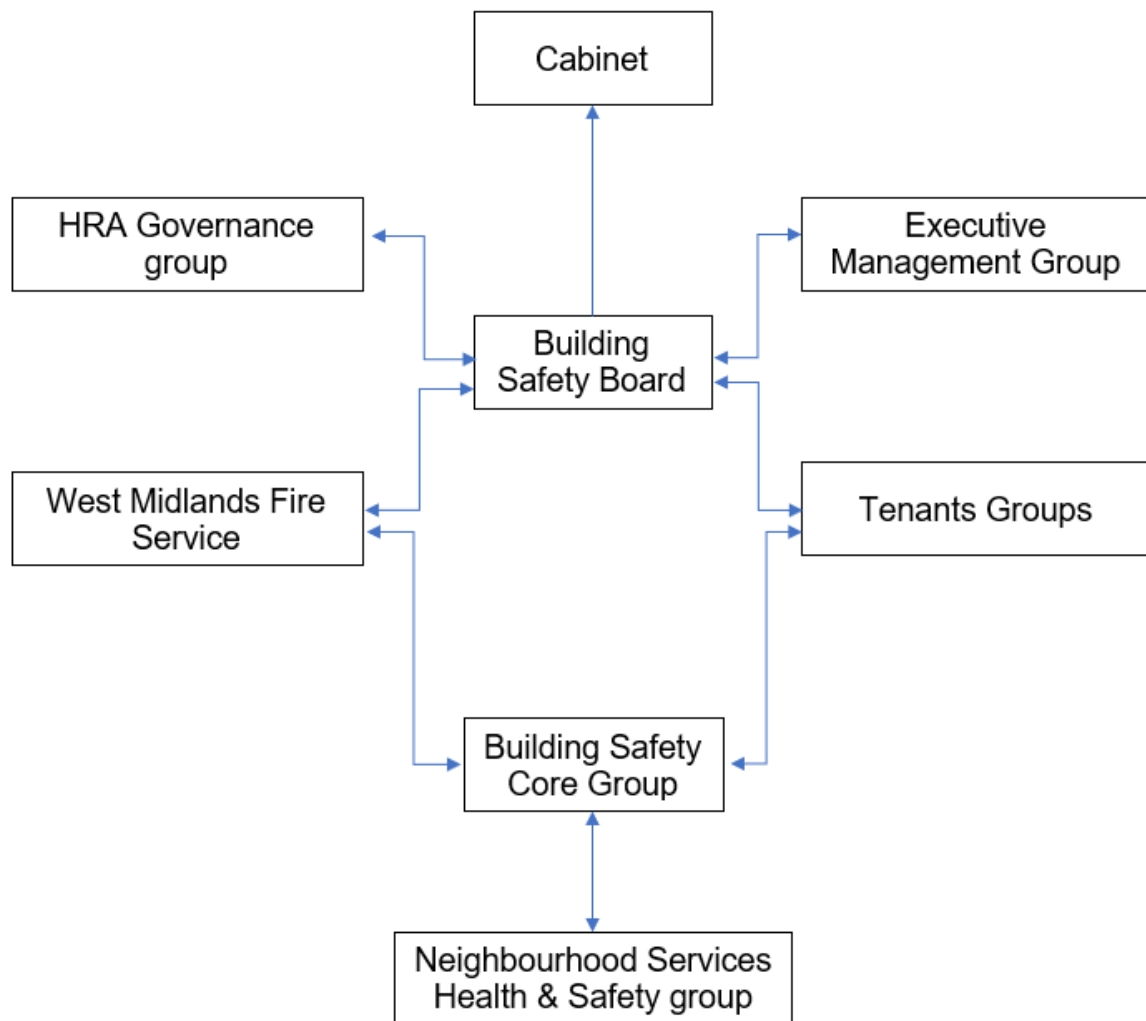
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. 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.



The above processes and procedures are overseen by the Fire Safety, Facilities and Premises Manager who reports to the Business Manager - Surveying and Fire Safety.

These managers attend the Fire Safety Core Group for scrutiny which is part of the governance structure below.



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 or smoke.

Section number	Section Area	Individual Risk Level
Section 6	External Envelope Each fascia of the building comprises of traditional brick masonry and pitched tiled roof. All communal and individual flat windows are UPVC double glazed units. Exterior doors to exits, service rooms, bin stores and flats are a combination of UPVC and timber. Fascia boards to the roof line are timber. Service rooms, bin stores are secured.	Trivial

Section 7	Means of Escape from Fire The block has four staircases and five final exits doors. All exit doors have either a push pad or bar to open. Communal doors to corridors are FD30s rated and are held open by an electromagnetic hold / release system which is linked to the fire alarm. There are no dead-end corridors.	Trivial
Section 8	Fire Detection and Alarm Systems L3 fire alarm system installed to building with LD1 detection to flats and corridors Flat 15 checked for detection, all acceptable	Trivial
Section 9	Emergency Lighting The premise has sufficient emergency/ escape lighting system in accordance with BS 5266	Trivial
Section 10	Compartmentation The block has sufficient compartmentation with all doors to communal corridors being nominal FD30s fire doors. Flat entrance doors are FD30s rated. • Flat 8, door closure has been removed by resident. • Flat 22 entrance door has a temporary wooded door and frame installed due to	Tolerable

	forced entry by Ambulance service; the frame has been fitted with intumescent strips. It does not shut into the latch automatically when conducting door test.	
Section 11	Fire Fighting Equipment Fire extinguishers are located where appropriate within the building. There is a fire blanket in the kitchenette.	Trivial
Section 12	Fire Signage Appropriate signage is in place.	Trivial
Section 13	Employee Training All staff receive basic fire safety awareness training.	Trivial
Section 14	Sources of Ignition The fixed electric tests should be done every 5 years, last test date 10th March 2023. • 1st floor telephone room has combustibles stored near distribution board and emergency lighting switches, there is no means of detection in this room. • Boiler room has items of combustion, pieces of wood, dust sheet and a 5-litre tin of gas paint.	Tolerable
Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation.	Trivial

Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary. There is a signing in book in reception.	Trivial
Section 17	Arson Prevention A door entry system prevents unauthorised access & perimeter lighting is in place.	Trivial
Section 18	Storage Arrangements Residents instructed not to bring L.P.G cylinders into block. There are no storage facilities for residents within the communal areas.	Trivial

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:

Slight harm	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).
Moderate harm	Outbreak of fire could foreseeably result in injury including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme harm	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

After carrying out a type 1 fire risk assessment on Crompton Grange, in my conclusion, the likelihood of a fire is at a medium level of risk because of the negligible potential fire hazards that exist within the building.

After considering the use of the premise and the occupants within the building, the consequences for life safety in the event of a fire would be slight harm. This is due to there being a Stay Put Unless policy and sufficient compartmentation which includes FD30s rated fire doors to flat entrances & communal doors, communal doors within corridors that activate auto closure on activation, combined with suitable smoke detection to a minimum of LD3 standard within flats and an L3 fire alarm system in communal areas.

The service cupboards doors are FD30s and FD60 to the electrical installation room.

Overall, the level of risk at the time of this FRA is tolerable.

A suitable risk-based control plan (where applicable) 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
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.
Moderate	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 period. 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.
Substantial	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.
Intolerable	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 is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

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 Asset Manager & Improvement Alan Lunt		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Prabha Patel		
Building Safety Managers Adrian Jones Carl Hill Louis Conway Andrew Froggatt	Fire Risk Assessors Mohammed Zafeer Vacancy Vacancy	Resident Engagement Officers – Fire Safety Abdulmonim Khan Ethan Somaiya Hannah Russon

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

Compton Grange
Whitehall Road
Cradley
B64 5BG

Description of the Property

Compton Grange was constructed in 1983 of traditional brick masonry with a pitched tiled roof and consists of two storeys.



Originally Compton Grange was a warden controlled sheltered care scheme, however in 2016, this service was removed and is now currently classified as an elderly residential scheme.

The block has a main entrance to the front elevation and a further three exits located to the rear and both side elevations which lead to ultimate safety. Additionally, there is a further exit from the communal lounge, which also leads to ultimate safety.



Communal lounge exit

The main front entrance to the building has a door entry system installed with a fob reader, this is combined with a firefighter's override switch. There is a push pad installed for exiting the door.



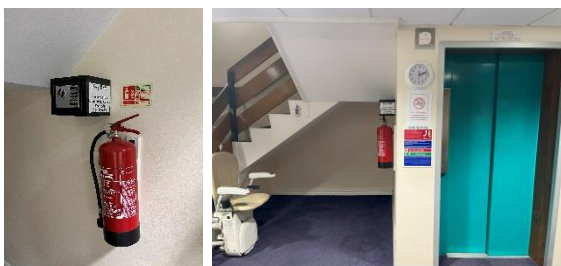
Final exit from the communal lounge has a push bar system.



The remaining three exits all have push pads and fob access.



A key safe has been installed on the wall within the lobby.



The fire alarm panel is in a room accessed from the reception lobby. There is also a repeater panel in the main entrance.



Main fire alarm panel



Repeater Fire alarm panel

There are 18 dwellings on the ground level, including flats 6, 33, and 34, all of which have external flat entrance doors. The only two-story dwelling on the premises is flat 6 which also has a brick-built car port attached to it, the doors on the front are wood. Rear entrance doors are also present in apartments 2, 4, 6, 7, 8, and 9.



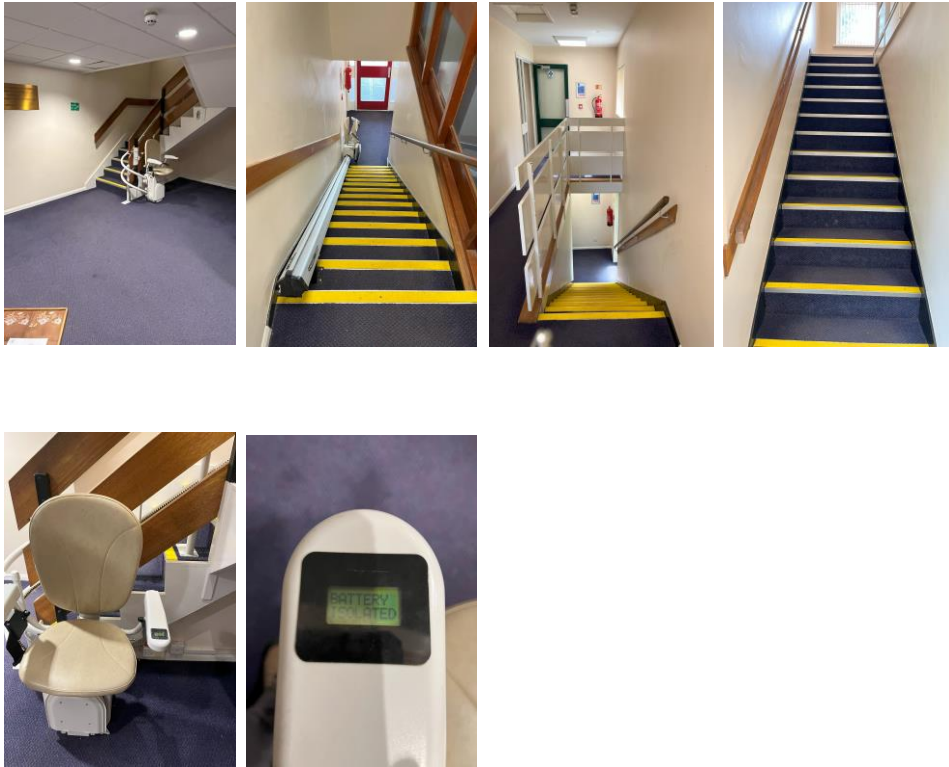
Flat 6, 2 story dwelling



Car port compound

The ground floor also consists of a former office, a room / former office containing the fire alarm panel, cleaners store cupboards, communal toilet, lift motor room (hydraulic), laundry room, communal lounge, kitchenette & service cupboard (electrical).

There are 4 staircases which serve the 1st floor, two of which have a stairlift facility.



Both stairlifts on inspection appear to be decommissioned.

The premises also houses a single lift adjacent the main entrance lobby with a maximum capacity of 600kg or 8 persons. The lift machinery is a hydraulic system and is located to the right-hand side of the ground floor lift car. The door is kept secured & is FD60s rated.



The 1st floor consists of 17 dwellings with flats numbered 32 & 35 accessed via external front doors to the ground floor.



The 1st floor also consists of a guest room, communal toilet & bathrooms, guest room, former telephone room and a reading room / mezzanine with balustrade wall with a view down over the lounge below.



Accessed to the Boiler room & Gas isolation room is accessed via the carpark. Both rooms are secured by a suited 54 key mortice locks.



Boiler room

Gas isolation room

The fire assembly point is located within the carpark to the building. Noting the block operates a stay put unless policy, this will only be appropriate for persons within the communal areas at the time of alarm.



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.

High/Low Rise	Low-Rise
Number of Floors	2
Date of Construction	1983
Construction Type	Traditional Brick
Last Refurbished	2015
External Cladding	None
Number of Lifts	1 (Hydraulic)
Number of Staircases	4
Automatic Smoke Ventilation to communal area	No
Fire Alarm System	Yes
Refuse Chute	No
Access to Roof	Access to roof space via lofts hatches in communal areas and 1 st floor flats.
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 35 flats,

Visitors,

Sandwell MBC employees,

Contractors,

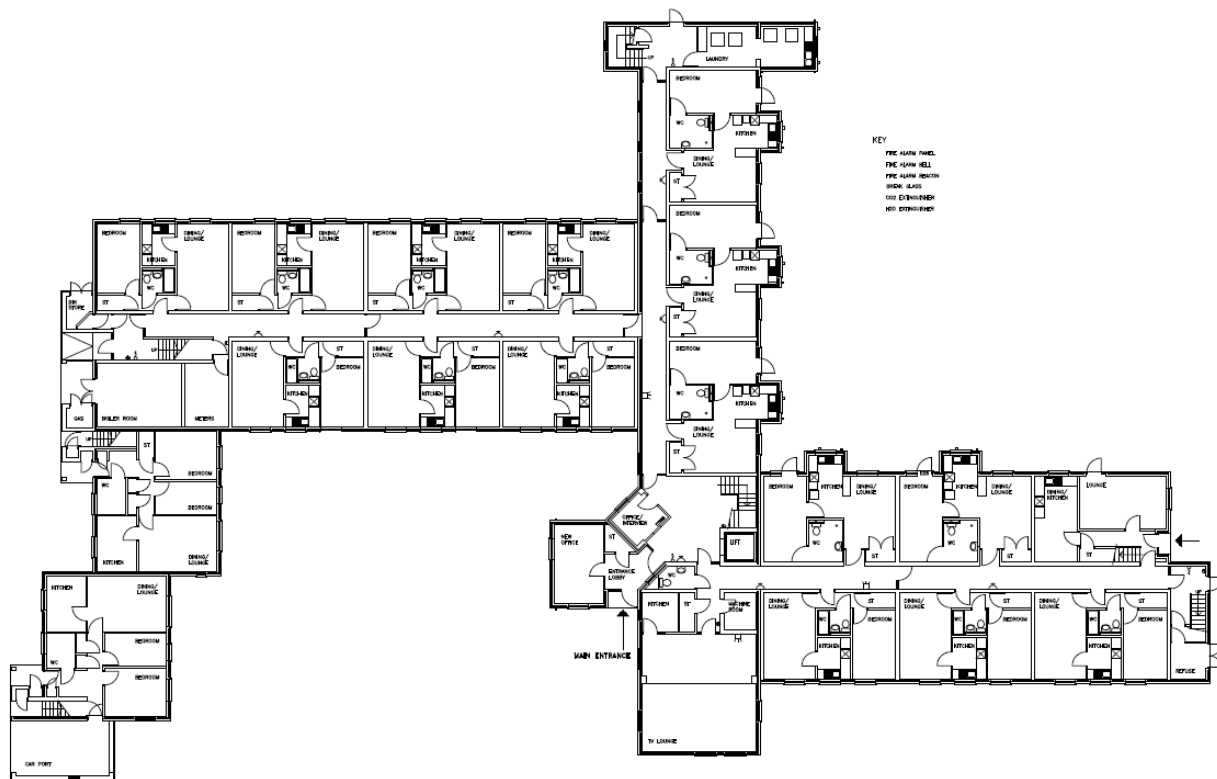
Service providers (e.g. meter readers, delivery people etc)

Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

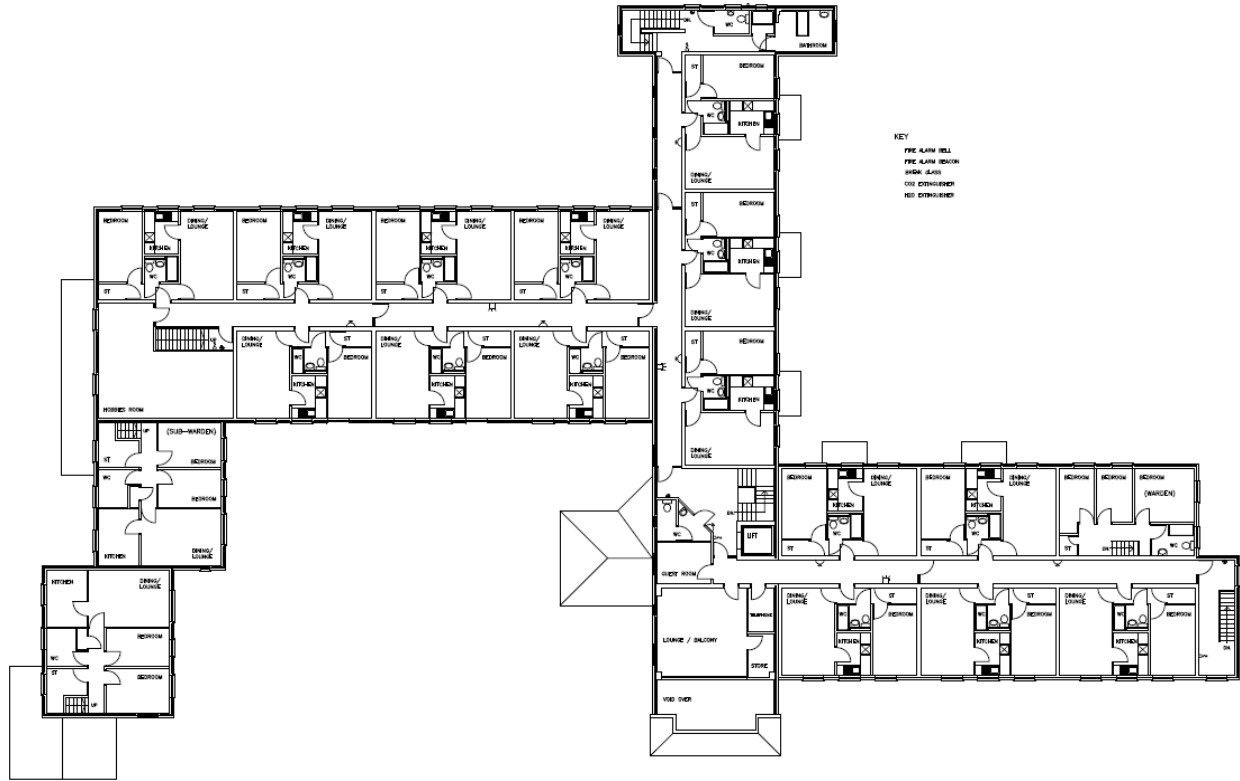
Section 5

Building Plan

Ground Floor



1st Floor



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.

The materials used within the external construction at Compton Grange present an acceptable level of risk to fire.

- 1) The exterior of the building predominantly tradition brick masonry with a pitched tiled roof. There is a wooden fence perimeter to the rear.



- 2) All communal & individual windows are UPVC double glazed units.



- 3) Exterior doors to exits, service rooms, bin stores & flats are a combination of UPVC and timber type doors.



- 4) Fascia boards to the roof line and canopies are timber construction.



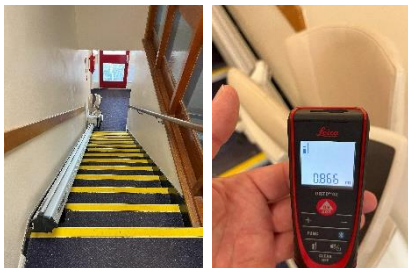
Section 7

Means of Escape from Fire

- 1) The site has four staircase's that provide a means of escape, all are 1.076m in width.



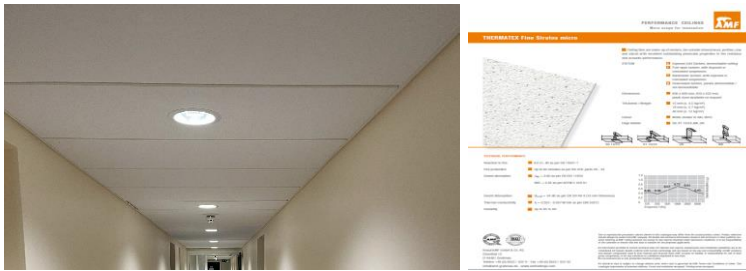
- 2) The width of two staircase's is slightly reduced due to the installation of a stairlift, measured at 0.86m



- 3) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum. The distance measured for the length of the corridors is 14.95m and 15.30m



- 4) None of the corridors that form part of the means of escape are dead ends.
- 5) The ceiling tiles within the corridors are Thermatex Fine Stratos micro. They are A2-s1, d0 rated providing up to 60 minutes fire protection as per BS476 parts 20-23.



- 6) The means of escape are protected to prevent the spread of fire and smoke.
- 7) The communal corridors & landings / staircases are protected by use of nominal FD30s fire doors with Georgian glass vision panels.



- 8) The doors can be held open by electromagnetic devices which are linked to the fire alarm panel, in the event of an alarm activation these doors are released for closure.



Electromagnetic closing device

- 9) All communal doors are fitted with automatic closing devices. These doors are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).
- 10) Door entry systems are installed at the final exit doors. In the event of a power outage, these systems are made to fail safe, meaning the door will remain unlocked. This keeps building occupants from being locked out. All final exit doors have a push pad or push bar to open; these are installed to the internal side. This is to allow a safe and effective exit from the building in the event of an emergency.



- 11) There is no Automatic smoke opening ventilation to the premises, all communal windows can be opened without the use of key.
- 12) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed



- 13) Emergency lighting is provided to communal landings and stairs. Checks are done monthly by Sandwell MBC in house electrical team or approved contractor.



Monthly Checks by SMBC.

- 14) The building has sufficient passive controls that provide effective compartmentation in order to support a Stay Put-Unless Policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them.
- 15) Individual flat entrance doors are FD30s rated door sets manufactured by Permadoor, as confirmed by the manufacturer label. Only flat 22, currently at the time of conducting FRA, has a temporary 30 wooden fire door.



Flat 22 door.

- 16) Access was gained to a sample of properties as part of the fire risk assessment to ensure the doors have not been tampered with by residents etc.

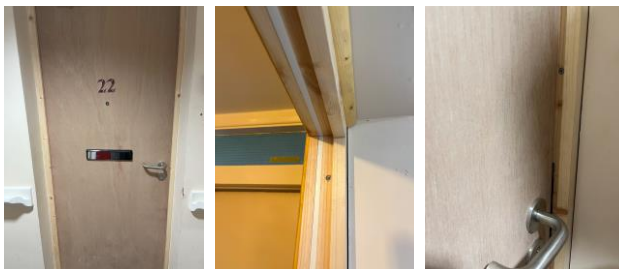
Flats accessed was 8, 15 and 22 for doors check

- 17) Flat 8 on investigation it was noted that the self-closure had been removed by the resident due to having difficulty entering and exiting the flat with the use of mobility scooter.

- 18) Flat 15 was sampled and door was checked, door closure and closing of the door automatically is acceptable.



- 19) Flat 22 was fitted with a temporary fire door and new frame after a forced entry by the Ambulance service, the frame has intumescent strips installed. When testing the closure of the door, the door did not self-close into the latch, this test was done from an angle 15 degrees on opening of the door.



- 20) On the ground floor there is a communal lounge with seating for 19 persons accessed through a nominal FD30s door from the corridor. The lounge has a small kitchenette (no cooking facilities) separated by a nominal FD30 door. There is an emergency exit door within the lounge which leads to ultimate safety.





Kitchen Entrance

- 21) There is a laundry room located on the ground floor to the rear of the building adjacent the final exit door. This has a nominal FD30s rated door secured by suited 138 mortice lock. There is a link to community alarms within this room.



Community alarm link & fire exit

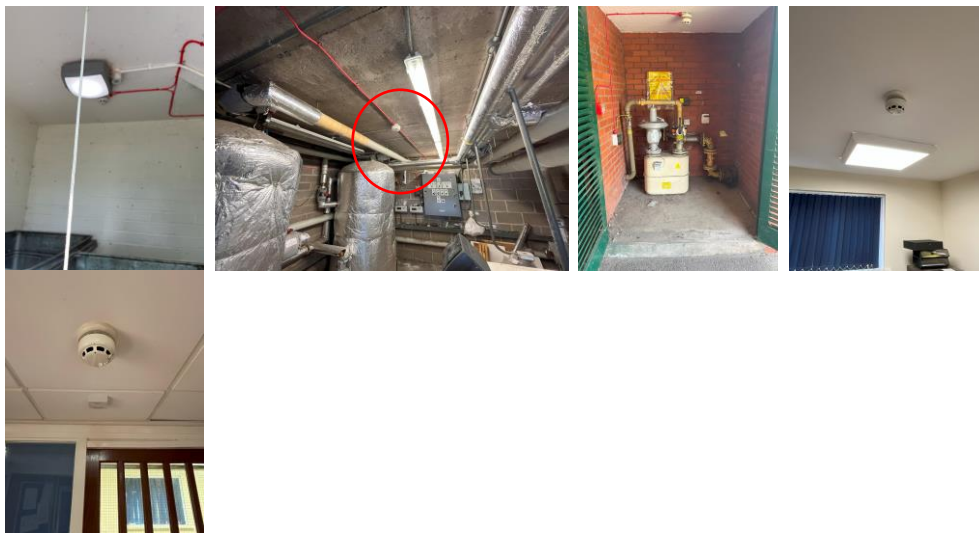
- 22) Decorative artificial flowers have been placed in some alcoves within some communal corridors. There is a building entry system in place and all corridors have smoke detectors therefor the risk is considered minimum.



Section 8

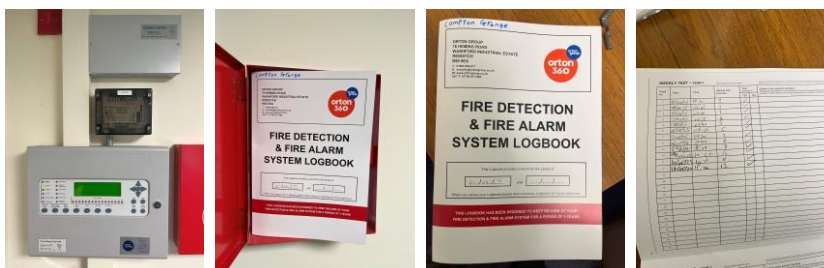
Fire Detection and Alarm Systems

- 1) The fire alarm system installed is categorised as an L3 system as per BS5839-1. The fire alarm system is installed to the corridors and the circulation areas to the communal areas. Additionally, detection has been installed in potential risk areas such as the kitchenette, lounge, guest room, first floor ceiling voids, bin rooms and the plant room.



The alarm panel is directly linked to the Community Care Team, allowing them to keep an eye on any activations. The Community Care Team will get in touch with the fire department in the case of an activation.

Weekly tests and six-monthly inspections are performed by Orton 360

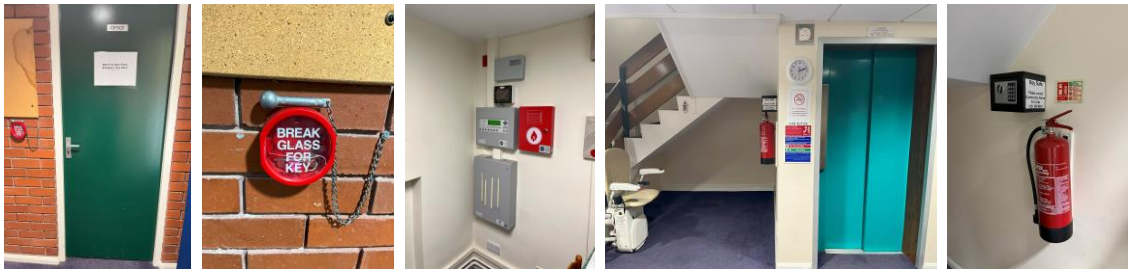


- 2) There is a repeater fire alarm panel within the entrance lobby along with a zone plan.

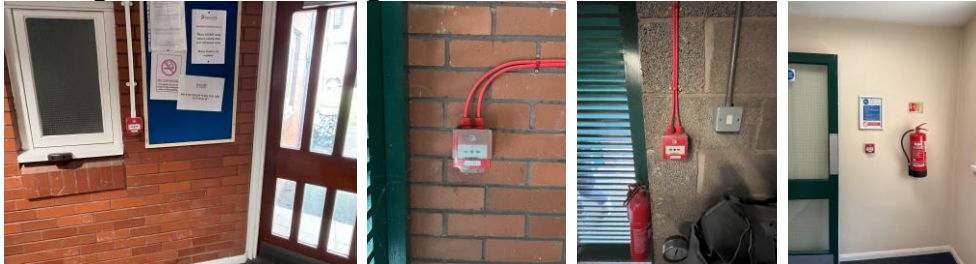


Repeater panel with a plan of the zones and locations of MCPs covering the building.

- 3) The main fire alarm panel is located within a locked room / office adjacent the ground floor lift. The key to the room is a suited 54 type and can be found in the break glass box or alternatively in the secured key cabinet in the lobby under the stairs. The access code to the key cabinet can be gained by calling community alarms.



- 4) There are MCPs (Manual Call Points) strategically located throughout the building.



- 5) Warning devices that are in place are by means of sounders (102db output), with central strobe lights.



- 6) Hard wired smoke or heat detections are interlinked with the alarm system and are located on both floors.



- 7) Each detector located within the roof space is linked to an LED indicator which will illuminate a LED light during an activation.



- 8) In addition, each individual flat has hard wired Aico detectors to the hallway, lounge & kitchen installed. Properties sampled during the fire risk assessment were flats, 15, 8



Section 9

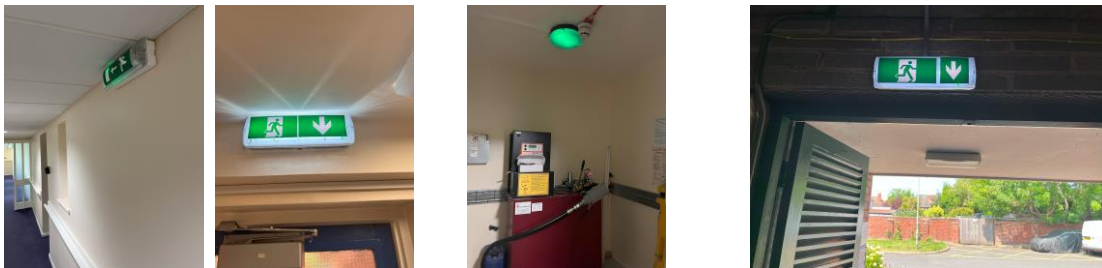
Emergency Lighting

- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.



Emergency light flick switches

- 2) The self-contained units are provided to the communal landings, stairs and lift motor room and boiler room.



Lift motor room

Boiler room

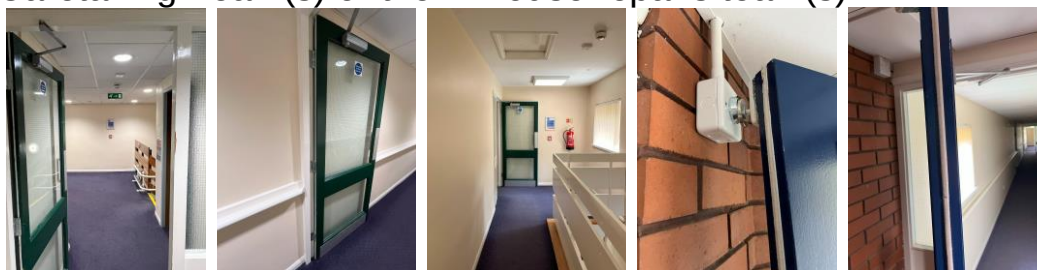
- 3) All installed equipment is checked and tested on a monthly basis by Sandwell MBC in house electrical team or approved contractor, in accordance with current standards.



Section 10

Compartmentation

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 30 minutes horizontal fire resistance.
- 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in the event of a fire. Whilst the existing fire stopping is fit for purpose, there is a cyclical programme to ensure fire stopping as not been compromised by third parties and where applicable enhance the fire stopping.
- 3) All communal doors are fitted with automatic closing devices that are checked on a regular basis by Caretaking Teams as part of their checks. Defective closing devices are replaced either by the Caretaking Team(s) or the in-house repairs team(s).

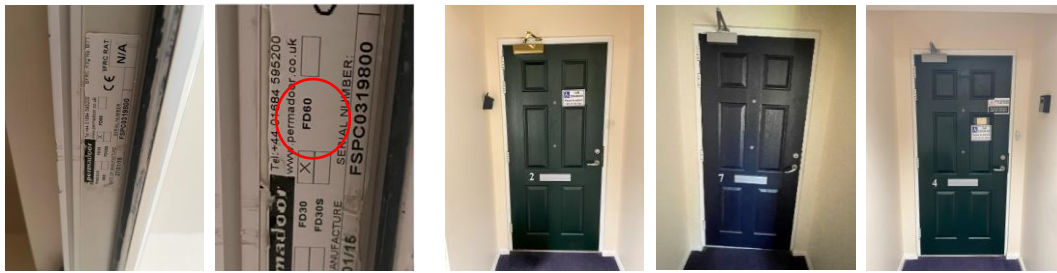


- 4) All service cupboards / rooms to communal areas are lockable. Keys are held within the key safe in reception and centrally by authorised persons unless containing resident's meters.



- 5) Individual flat doors were originally specified to be FD30s rated fire door construction, manufactured by Permadoor. However, some doors have labels that would suggest the doors are FD30 rated. This was clarified within the previous FRA dated February 2023. The assessor had contacted the manufacturer who confirmed that

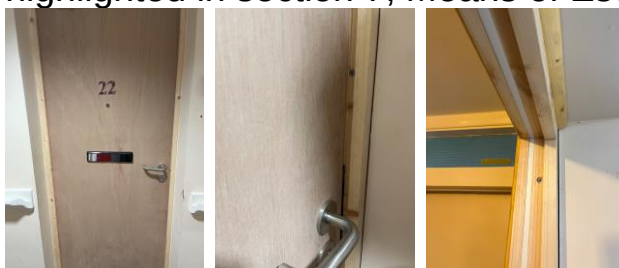
the doors are in fact FD30s rated after detailing the affected serial numbers.



Refer to door sheet below.

1	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
2	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
3	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
4	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
5	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
7	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
8	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
9	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
10	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
11	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
12	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
13	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
14	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
15	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
16	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
17	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
18	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
19	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
20	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
21	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
22	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
23	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
24	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
25	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
26	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
27	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
28	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
29	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
30	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
31	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
32	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
33	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
34	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed
35	Compton Grange; Whitehall Road; Cradley Heath; Wes Timber Door FD30s: Not Glazed

- 6) Flat 22 entrance door has had a temporary timber fire door installed due to a forced entry by Ambulance service, The closure of the door when released does not fully shut into the latch. This has been highlighted in section 7, Means of Escape, point 19.



- 7) The corridors / staircases are protected by use of nominal FD30s fire doors with vision panels. Staircase and landing in one section of the building is separated by Georgian glass.



- 8) A sample of ceiling tiles were removed to confirm compartmentation continues above fire doors and flat walls within communal corridors.



- 9) A loft hatch was removed in the hobbies room to confirm compartmentation around flats continues into the roof void.



- 10) There is a small amount of fire stopping used in the boiler room for pipe work penetrating through the concrete ceiling.

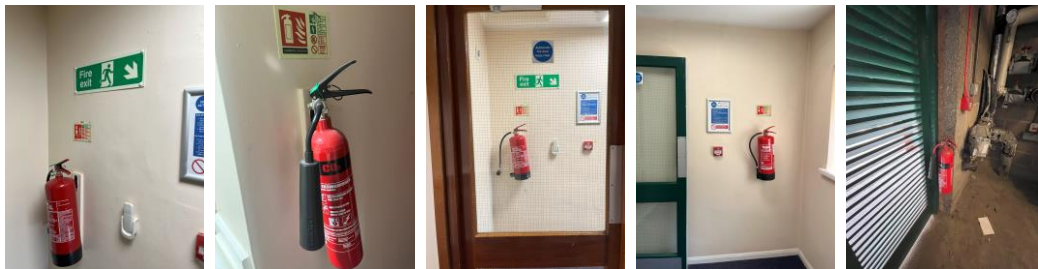


Section 11

Fire Fighting Equipment

1) The premise has portable firefighting equipment as detailed below.

Description	Location
1 x Fire Blanket	Kitchen
1 x 2KG C02 Extinguisher	Outside Common Room
1 x 6Ltr Water Extinguisher	Entrance
1 x 6Ltr Water Extinguisher	Outside Bin Room
1 x 6Ltr Water Extinguisher	1st Floor Lift
1 x 6Ltr Foam Extinguisher	Outside Flat 31
1 x 6Ltr Water Extinguisher	Outside Flat 24
1 x 6Ltr Water Extinguisher	Outside Hobbies
1 x 2KG C02 Extinguisher	Outside Laundry
1 x 6Ltr Foam Extinguisher	Outside Laundry
1 x 2KG C02 Extinguisher	Outside Switch Room
1 x 6Ltr Foam Extinguisher	Outside Flat 16
1 x 2KG C02 Extinguisher	Boiler Room



2) Maintenance contracts are in place for maintenance of the extinguishers & fire blanket. Prestige Protec Systems carry out the maintenance checks once (October) a year.



Section 12

Fire Signage

- 1) All fire doors display mandatory signage where appropriate.



- 2) Fire Action Notices are displayed throughout the building. Also, there are fire action notices in regards to the gas boiler room.



Gas safety fire action notices.

- 4) Photo-luminescent directional signage showing the flat numbers are fitted throughout the building.



- 5) The fire escape routes are clearly defined by the use of directional fire signage in accordance with BS 5499.



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.
 - 4) Fire safety has been provided as part of tenancy pack.
 - 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.
 - 6) Information regarding the use of fire doors is provided to residents.
-



IMPORTANT NOTICE

FIRE DOORS

Fire doors are crucial life safety devices, designed to restrict the spread of smoke and fire for a substantial period of time.

You must ensure:

- Fire doors are kept shut when not in use.
- Residents and visitors do not tamper with doors or self-closing devices.
- Any faults or damage is reported immediately to the Contact Centre using the details below.

You must NOT:

- Alter or change your flat front door or internal doors without prior consent from Sandwell Council.

We will:

- Ensure council officers check communal fire doors.
- Carry out an audit of communal fire doors every 12 weeks.
- Check your flat entrance fire door every year.

ANY UNAUTHORISED MODIFICATIONS MAY PUT LIVES AT RISK

This information is provided in line with the Fire Safety (England) Regulations 2022 to ensure the safety of residents and building users is not negatively impacted by the modification / misuse of the doors.

PLEASE REPORT ANY DEFECTS OR CONCERNS WITH FIRE DOORS TO:

Name: Contact Centre
Phone: 0121 569 8000
Email: customer_services@sandwell.gov.uk
On-line: My Sandwell Account

  Use QR Code to access Fire Safety Advice

- 7) Information regarding the Stay Put unless fire evacuation strategy is provided to residents.

Fire safety advice

We are committed to educating residents about fire safety and what you should do in the event of a fire in your own home or another part of the building.



What to do if a fire breaks out in your flat

- Leave the room where the fire is and close the door.
- Alert anyone else in the property that there is a fire and leave the flat, closing all doors behind you.
Do not stay to put out the fire.
- Use the staircase to exit the building.
Do not use the lift.
- Get safe and wait for the fire service to arrive.
Do not re-enter the building.

What to do if you see or hear a fire in another flat or part of the building

- It will normally be asked for you to remain in your flat and stay put unless the heat or smoke from the fire is affecting you.
If your safety is compromised, then you should leave the building following the guidance in the fire warden's flat.
- If you are instructed to leave by a member of the emergency services, you should do so immediately.
- In either case, use the staircase to exit the building.
Do not use the lift.

'Stay Put/Children' is an evacuation strategy used in purpose-built blocks of flats. It is aimed to keep people safe when they are not in an area directly affected by fire.

If you notice any fire doors within the building that are damaged or wedged open, or have any other concerns, please call us on 0121 569 8000.

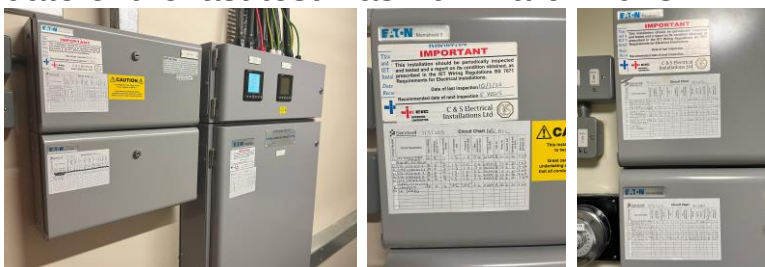
Section 14

Sources of Ignition

- 1) Smoking is prohibited on entrance and within any communal parts of the building in line with Smoke Free England legislation.

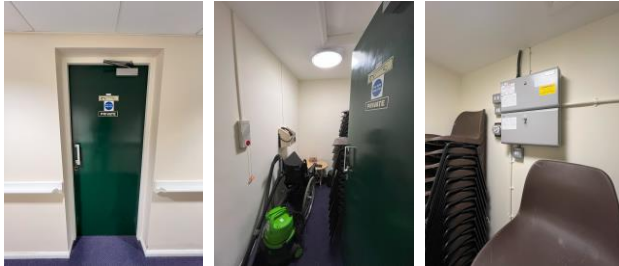


- 2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.
- 3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager Bryan Low.
- 4) Other portable electrical equipment as used by residents in communal areas is also subject to periodic PAT testing.
- 5) The fixed electrical installation shall be tested every 5 years. The date of the last test was 10th March 2023.



- 6) The electrical installation i.e. risers are contained within a dedicated service cupboard that is secure and protected by means of an FD60s door.

- 7) On the first floor in the telephone room, on inspection it was found that combustibles are being stored, 2 stacks of plastic chairs, wooden table, wheelchair and a Hoover, the room houses a distribution board alongside emergency lighting switches, there is no detection in this room



- 8) Portable heaters are not allowed in any common parts of the premises.
- 9) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. Gas supplies are internal and the isolation valve to the building is in a room accessed via the carpark.



- 10) All furniture complies with Furniture and Furnishing (Fire Safety) Regulations 1988/89, 1993 and 2010.



- 11) The boiler room has a few combustibles stored within it. There is a few wooden pieces, dust sheet and a 5 litre tin of gas paint. Email sent to gas team.**



- 12) Residents Meters are housed in a room secured by a FD60s fire door.**



- 13) Lift is maintained by LES on regularly, record book to show.**



Section 15

Waste Control

- 1) There is a regular Cleaning Service to the premises.



- 2) There are two bin stores which benefit from smoke detection and are secured. Refuse containers within are emptied regularly. Access is from both external with the use of a key which is held by authorised persons, residents' access is from the inside of the premises through FD30s fire doors.



Internal access to bins

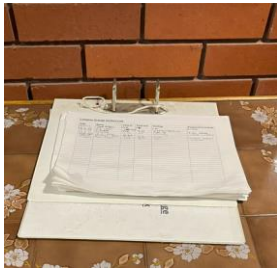
- 3) Regular checks by Caretakers minimise risk of waste accumulation.
- 4) 'Out of Hours' service is in place to remove bulk items.

Section 16

Control and Supervision of Contractors and Visitors

- 1) All visitors must sign in and out at reception.
 - 2) 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.
 - 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 – in order 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.
-

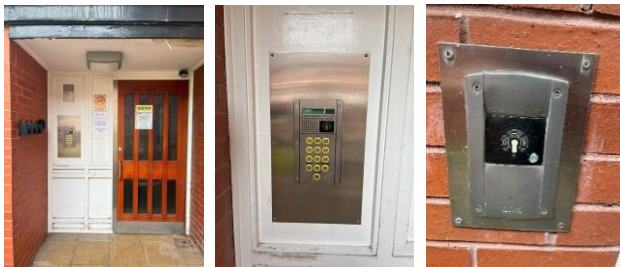
There is a signing in book in the lobby for visitors and contractors



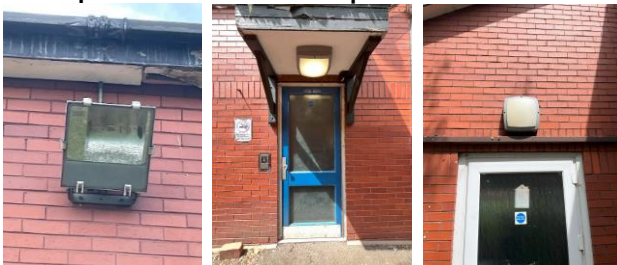
Section 17

Arson Prevention

- 1) Regular checks are undertaken by Caretakers / Cleaning Team(s) 365 days per year which helps reduce the risk of arson.
- 2) Restricted access to the premises by means of a door entry system.



- 3) There is no current evidence of arson.
- 4) The perimeter of the premises is well illuminated.



- 5) There have been no reported fire incidents since the last FRA February 2023.
-

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block.
 - 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) All store cupboards are kept locked.
 - 5) There are no flammable liquids or gas cylinders 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:

Compton Grange

Date of Action Plan:

18/06/2025

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7, 17	Flat 8 – Re attached missing self-closing device.		P2	1 – 3 Months Fire Rapid Response	

Fire Risk Assessment

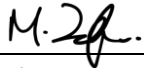
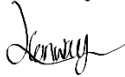
7, 19	Flat 22 temporary door fitted, requires smoke seals, and adjust self-closing device.		P2	1 – 3 months Fire Rapid Response	
14, 7	Remove items of combustion stored in telephone room (1 st Floor)		P2	1 – 3 months Housing Manager	
14, 11	Remove Items of combustion left in boiler room		P2	1 – 3 months Caretaking Manager	

Observations

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).

Flat 22 – Resident currently has a Temporary timber Nominal FD30 door installed following a forced entry recommendations for this door to be upgraded to a fully certified FD30s Door set. Currently the door is acceptable as a temporary replacement.	
---	--

Signed

	Fire Risk Assessor	Date:
	Building Safety Manager	Date: 19/06/2025

Appendix 1

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

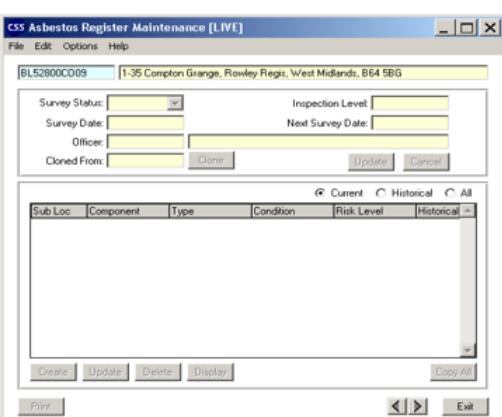
Name of property: Compton Grange

Updated: 27/09/2022

Premise Manager: Prabha Patel

Tel. No.: 0121 569 2975

Hazard	Location	Information/Comments
An asbestos survey has been undertaken and is held by S.M.B.C. Investment Division (Derek Still Tel:- 0121 569 5077).		

Asbestos Survey		Property Address	1 - 35 Compton Grange, Whitehall Road, Cradley Heath, B64 5BG.		✓ Office use		
Surveyed by	G. Carrington/T. Evans	Date	27/05/2014		Checked by	Derek still	
Reason for request	HSG 264 - Survey Report Type		Date	03/10/2022		Desktop Check	
Investment Void	Refurbishment Survey		Property Description				
Investment Tenanted	Management Survey						✓
R & M Void	SHAPE Interrogated.						✓
R & M Tenanted	No Existing SHAPE Data.						✓
Medical / Emergency - Heating Works	Existing SHAPE Data.						
Communal Areas	✓	Refurb Surveys Interrogated?		Year Built	1983		
				Notes / including details of similar property surveys completed. NO ACCESS TO THE FOLLOWING:- Ground floor electric meter room & adjacent cupboard Ground floor under stair cupboard opposite laundry Ground floor cupboard opposite lift motor room First floor reading room cupboard REVISED 29/10/14 – G.CARRINGTON – COMMUNAL CORRIDOR WALLS **Survey revised by John Davis 27/09/2022**			
Building Surveyors 0121 569 5077				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES 			

Fire Risk Assessment

Sample Locations		Property Address 1 - 35 Compton Grange, Whitehall Road, Cradley Heath, B64 5BG.						
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
GROUND FLOOR KITCHEN SINK PAD	BITUMEN	-	SEALED	GC511 / 1	CHRYSOTILE	NO	-	-
LAUNDRY ROOM SINK DRAINER PAD	BITUMEN	-	SEALED	GC511 / 2	NO ASBESTOS DETECTED	-	-	-
DPC	BITUMEN	-	SEALED	GC511 / 3	CHRYSOTILE	NO	-	-
SIDE & REAR CANOPY VERGE CLOAKING	CEMENT	-	UNSEALED	GC511 / 4	NO ASBESTOS DETECTED	-	-	-
MAIN ROOF SARKING FELT	-	-	-	-	-	-	-	REQUEST SAMPLE IF TO BE DISTURBED
COMMUNAL CORRIDOR WALLS	TEXTURED COATING	-	SEALED	GC581 / 1	NO ASBESTOS DETECTED	-	-	-
FRAME SEALANT TO SIDE DOOR BY FLAT 5	MASTIC	-	SEALED	JD 1553 / 001	CHRYSOTILE	NO	NO	-
FRAME SEALANT TO REAR DOOR BY LAUNDRY	MASTIC	-	SEALED	JD 1553 / 002	CHRYSOTILE	NO	NO	-
FRAME SEALANT TO SIDE DOOR BY FLAT 16	MASTIC	-	SEALED	JD 1553 / 003	NONE DETECTED	NO	NO	-
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION		MATERIAL	LOCATION DESCRIPTION		MATERIAL	
OLD OFFICE IN RECEPTION – WALL SERVICE DUCT	PLASTERBOARD	GROUND FLOOR WIC BOXING AT REAR OF CISTERN		BLOCKBOARD	LAUNDRY FLOOR		VINYL	
OLD OFFICE IN RECEPTION - WALL SERVICE DUCT INSPECTION PANEL	SUPALUX	GROUND FLOOR LOUNGE CEILING		TIMBER CLADDING	GROUND FLOOR CUPBOARD ADJACENT METER ROOM - TRANSOM		PLYWOOD	
OLD OFFICE IN RECEPTION – BOXING AT REAR OF FIRE ALARM PANEL	PLASTERBOARD	GROUND FLOOR KITCHEN OFF LOUNGE – WALL SERVICE DUCT		PLYWOOD	GROUND FLOOR BIN STORE ADJACENT CAR PARK - CEILING		SUPALUX	
GROUND FLOOR WIC PIPE BOXING	TIMBER	BOXING ABOVE GROUND FLOOR EXIT DOOR ADJACENT TO LAUNDRY		PLYWOOD	FIRST FLOOR STAIRWELL COMBINATION FRAME - TRANSOM		SUPALUX	
GROUND FLOOR WIC CISTERN	PLASTIC	GROUND FLOOR LAUNDRY – BOXING AT CEILING HEIGHT		PLYWOOD	GROUND FLOOR CANOPY AND BIN STORE - SOFFIT		SUPALUX	
FIRST FLOOR BATHROOM PIPE BOXING	PLYWOOD	FIRST FLOOR READING ROOM CUPBOARD - TRANSOM		PLYWOOD	REAR CANOPY (BOILER ROOM AND GAS METER CUPBOARD) - SOFFIT		SUPALUX	
MAIN ROOF SOFFIT	SUPALUX	FIRST FLOOR MAIN LANDING WIC – BOXING AT REAR OF WASH HAND BASIN		PLYWOOD SUPALUX	HOBBIES ROOM ELECTRIC CUPBOARDS – BOXING & REAR WALL PANELS		SUPALUX	
FIRST FLOOR MAIN LANDING WIC - CISTERN	PLASTIC	FIRST FLOOR LANDING WIC CISTERN		CERAMIC	FLATS 1-31 – FRONT DOOR FRAME SEALANTS		NO SEALANT	

ABOUT THE REPORT – PLEASE READ

All Survey Methodology is based upon HSE document HSG 264 - Asbestos: The Survey Guide. All surveyors are experienced British Occupational Hygiene Society (BOHS) P402 qualified surveyors with extensive Surveying & Refurbishment Project experience specific to Sandwell MBC's managed housing stock.

The person or persons using this report to programme refurbishment work on site are assumed to be competent & experienced in the field of domestic refurbishment projects & have suitable & sufficient asbestos awareness to understand the scope of this report & apply it to the project. All trade operatives working on site are also expected to have relevant asbestos awareness training & experience. IF IN DOUBT STOP & ASK! Please ensure the report covers the areas that you need to work on.

SHAPE: Sandwell MBC's Integrated ICT solution holds the Company Asbestos Register. The Asbestos Register is interrogated when completing the asbestos survey report to ensure that ACM's in similar properties are considered where relevant. The Register holds details of all suspected or confirmed ACM's identified during Refurbishment & Demolition programmes as well as Repairs activities for the past 11 years. If potential ACM's have been identified within difficult to survey areas such as Cavity Walls, Floor Voids etc these will be highlighted within the report. The Interrogation of the Company Asbestos Register compliments the survey & report process it does not substitute the Refurbishment & Demolition Survey.

Void Properties – The Building Surveying team who undertake Refurbishment & Demolition Asbestos Surveys also undertake Domestic Energy Assessment Surveys. ~~Booths~~ Surveys for Thermal Insulation & Fire Integrity Assessments to a representative percentage of the void turn over.

Site Overview Page 2 – This section is included to aid surveying & to ensure comprehensive survey information is detailed.

Term	Explanation
Property Address	Specific Property to which survey relates.
Surveyed by	Relates to P402 trained surveyor.
Action taken on Project	Record what action may have been undertaken to the Asbestos in question. E.g. Nothing, Repair, replace, Manage.
Type of Work to be undertaken	Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken.
ACM	Asbestos Containing Material.
HSE Notify	This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY.
Bulk Sample	Sample of potential ACM that is representative of the whole.
Request Sample	The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting.
Awaiting Results	If no results have been <u>detailed</u> then you must not work on these items until you receive further confirmation.
Extent	An estimate of quantity will be given where possible to aid work planning & valuation.
Labels	Materials will be labelled where practical. Labelling will be not be undertaken to low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labelled as "Asbestos" where practical. All sampled materials will be labelled with an "Asbestos Sampled" label.

Term	Explanation
Photo's	These will usually be provided for the front elevation of the property to aid identification.
Sampled by	P402 trained surveyor.
Checked by	P402 trained surveyor who checks report prior to issuing.
Survey Report Type	Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken.
Refurbishment Survey	HSG 264 – Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment, which may include, New Kitchen, New Bathroom, Electrical Rewire, Re-roof, Full Heating System. Taking account of the complete structure of the property & archetype information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment. Anyone using this report to support building works being undertaken to the property should ensure that the report is sufficient for the purposes of the building work being undertaken. The reader should be confident that the areas that are to be disturbed by the proposed work are included.
Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
Refurb & Management Survey	Both Survey Report Types are ticked due to works identified at survey stage the surveyor has completed Refurbishment Survey for the works required & may have undertaken a management survey on remaining areas of the property. The report should not be used for works outside the scope stated, unless the reader assures themselves that it is suitable & sufficient.
Cavity Walls / Floor Voids or similar.	Will be assessed at survey stage & desktop assessment of similar archetypes.
Photo's	Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary.