

# Fire Risk Assessment



**Wyndmill Crescent (51-121)  
West Bromwich,  
B71 3QZ.**

**Date Completed: 03/03/2026**

**Review Period: 12 months**

**Officer: Adrian Jones Building Safety Manager**

**Checked By: C. Hill Building Safety Manager**

**Current Risk Rating = Tolerable**

**Subsequent reviews**

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

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## Section

# 0

## Introduction

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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, 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.

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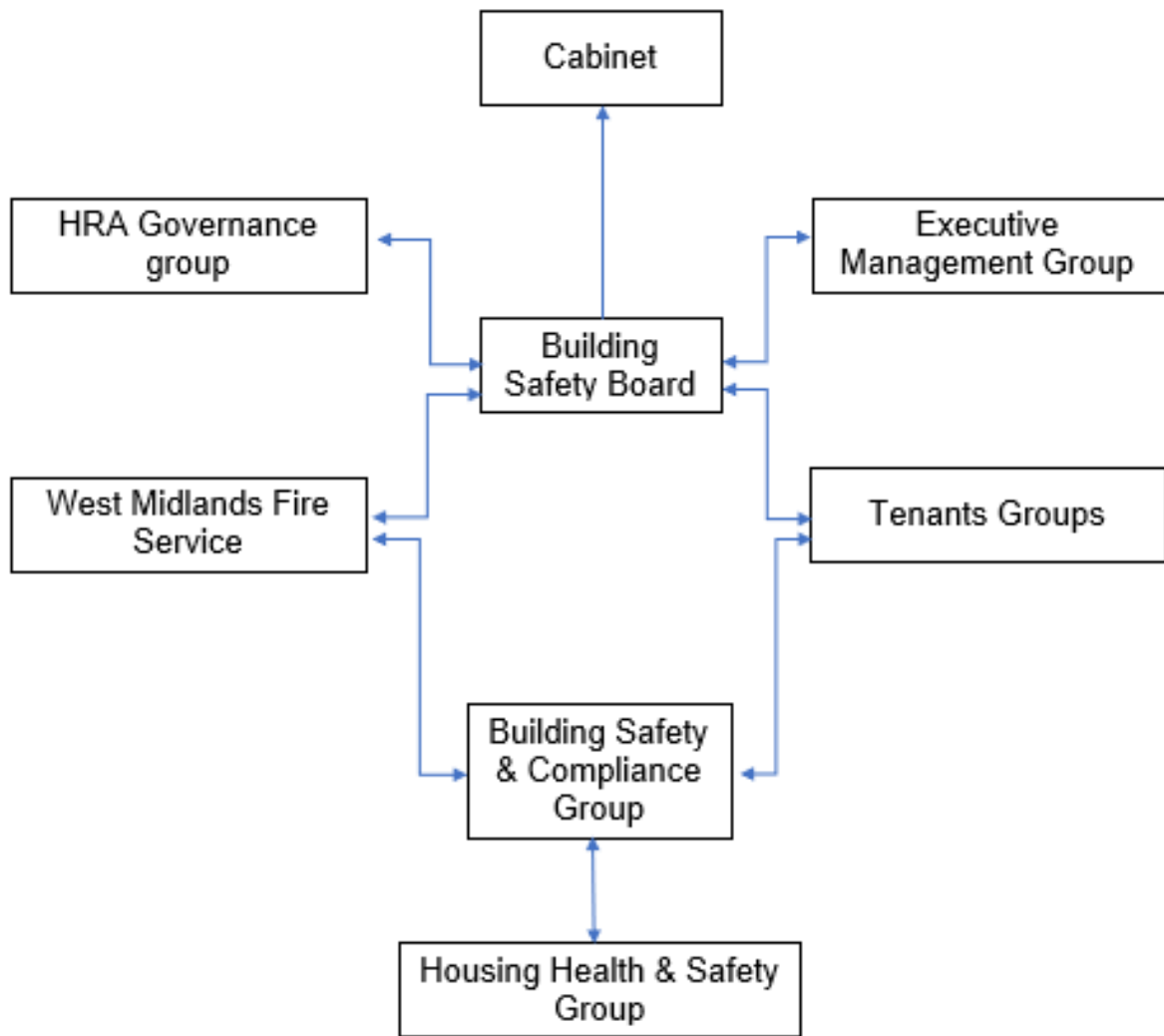


The above processes and procedures are overseen by the Fire Safety, Manager who reports to the Head of Building Safety

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

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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.

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## 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>Brickwork from ground to 1<sup>ST</sup> floor. Fire classification A1.</p> <p>Rockwool Insulated render system 1<sup>st</sup> to 8th floor. Fire classification A2.</p> <p>Alphaton Tiles Fire classification A1.</p> <p>Remove netting from balcony on the seventh floor to minimise the risk of fire spread.</p>	Tolerable

<p><a href="#">Section 7</a></p>	<p><b>Means of Escape from Fire</b></p> <p>There are two protected stairs that provide sufficient means of escape.</p> <p>Detection for AOV present in lobbies and front and rear stairwell landings.</p> <p>Emergency lighting is provided to communal corridors and stairs.</p> <p>The communal landings and stairs are protected by Nominal self-closing FD 30S doors.</p> <p>Staircase door outside flat 121 is missing cold smoke seals.</p>	<p>Tolerable</p>
<p><a href="#">Section 8</a></p>	<p><b>Fire Detection and Alarm Systems</b></p> <p>Fire detection within sampled flats is installed to a minimum of LD3 standard with flats sampled varying between LD1 and LD2.</p> <p>Automatic opening vents are installed to the front and rear stairwells.</p> <p>A fire suppression system is provided to the bin store.</p>	<p>Trivial</p>
<p><a href="#">Section 9</a></p>	<p><b>Emergency Lighting</b></p> <p>The premises have a sufficient emergency / escape lighting system.</p>	<p>Trivial</p>

<p><a href="#">Section 10</a></p>	<p><b>Compartmentation</b></p> <p>The walls and floors are designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts.</p> <p>Flat entrance doors are nominal 30-minute fire doors with intumescent strips &amp; cold smoke seals, including those in 1-hour rated walls.</p> <p>All service / storage cupboard doors are nominal 30-minute fire doors.</p> <p>All communal doors protecting the staircase are nominal 30-minute fire doors.</p> <p>Compartmentation should be upgraded in electrical cupboards of all floors.</p>	<p>Tolerable</p>
<p><a href="#">Section 11</a></p>	<p><b>Fire Fighting Equipment</b></p> <p>The dry riser outlets serve all floors from 1<sup>st</sup> to 8<sup>th</sup>.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p> <p>Dry riser inlet located within ground floor dry riser cupboard.</p> <p>There is a fire suppression system in the bin store.</p>	<p>Trivial</p>

<p><a href="#">Section 12</a></p>	<p><b>Fire Signage</b></p> <p>Escape signage is present.</p> <p>LPG cylinder warning signs displayed in lift.</p> <p>Wayfinding signage is present.</p>	<p>Trivial</p>
<p><a href="#">Section 13</a></p>	<p><b>Employee Training</b></p> <p>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></p> <p>The fixed electrical installation shall be tested every 5 years. Last inspection completed in Jan-2025.</p> <p>2<sup>nd</sup> &amp; 8<sup>th</sup> floor electrical service cupboards light/sensor not working. Requires repair or replacement.</p>	<p>Tolerable</p>
<p><a href="#">Section 15</a></p>	<p><b>Waste Control</b></p> <p>Regular checks by Caretakers minimise risk of waste accumulation.</p>	<p>Trivial</p>
<p><a href="#">Section 16</a></p>	<p><b>Control and Supervision of Contractors and Visitors</b></p> <p>Contractors are controlled centrally, and hot works permits are required where necessary.</p>	<p>Trivial</p>

<a href="#">Section 17</a>	<b>Arson Prevention</b>  A door entry system prevents unauthorised access.  Adequate perimeter lighting is in place.  CCTV is in operation.	Trivial
<a href="#">Section 18</a>	<b>Storage Arrangements</b>  Residents instructed not to bring L.P.G cylinders into block.	Trivial



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

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## Comments

This type 1 Fire Risk Assessment covers the external envelope, Flat entrance doors, communal doors and communal areas of the building.

The block consists of 9 stories inclusive of the ground floor with each floor containing 4 number dwellings coming off a lift lobby, Communal areas are protected with the use of nominal FD30s fire doors with two ventilated protected staircases serving all floors of the block.

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 potential fire hazards that have been highlighted within the risk assessment.

These include but not limited to, missing cold smoke seals on staircase doors, loose vision panels in staircase doors, poor compartmentation in electrical cupboards and netting on balconies.

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.

Overall, the level of risk at the time of this FRA is Tolerable, this can be lowered to Trivial once recommended actions have been completed.

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:

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<b>Risk level</b>	<b>Action and timescale</b>
<b>Trivial</b>	No action is required, and no detailed records need to be kept.
<b>Tolerable</b>	No major additional fire precautions are 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 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.
<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**

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## **People at Significant Risk of Fire**

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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.

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**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:

<b>Chief Executive</b> Shokat Lal		
<b>Executive Director Asset Manager &amp; Improvement</b> Alan Lunt		
<b>Assistant Director Asset Management &amp; Improvement</b> Sarah Agar		
<b>Fire Safety Manager</b> Tony Thompson		
<b>Team Lead Fire Safety</b> Jason Blewitt		
<b>Team Lead Building Safety</b> Anthony Smith		
<b>Housing Office Manager</b> Lisa Ellis		
<b>Building Safety Managers</b> Adrian Jones Andrew Froggatt Carl Hill Louis Conway	<b>Fire Risk Assessors</b> Craig Hudson Mohammed Zafeer Stuart Henley	<b>Resident Engagement Officers – Fire Safety</b> 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

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Wyndmill Crescent (51-121)  
Charlemont Farm  
West Bromwich  
B71 3QZ

### Description of the Property

The high-rise block was constructed in 1963 and is approx. 21.6 metres in height. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level.

The building consists of 9 storeys (inclusive of the ground floor) with each of the floors containing 4 number dwellings coming off a lift lobby.



The typical structure is constructed as a reinforced concrete frame which was cast in-situ with a RC slab supported off cast in-situ RC walls/columns which stack vertically throughout. The concrete beams and columns are at regular centres and distributed evenly across the building. The typical floor slab was measured between 150- 200mm thick.

During the 2011 refurbishment works, the external wall system to all elevations was upgraded to include Rockwool insulation and render, fire classification A2, brickwork to 1st floor level, fire classification A1 and tiles, fire classification A1.

There is CCTV system in place that covers the perimeter, ground floor and lift cars. This is monitored from CCTV centre at SMBC Roway Lane Offices.

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## Fire Risk Assessment

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The block has a main entrance to the front elevation, and a further exit located on the rear elevation.



There is a total of 36 dwellings within this building.



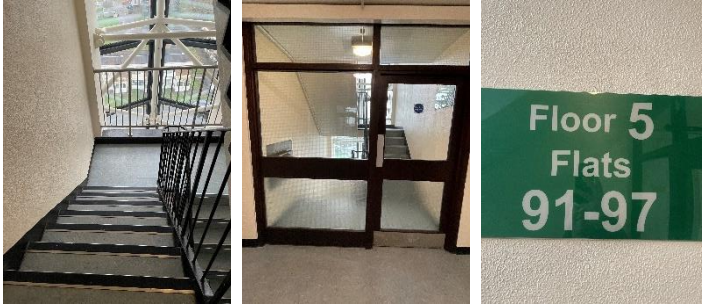
Both entrances utilise fob access in order to gain entry to the building, this is designed to maintain security and prevent unauthorised access.



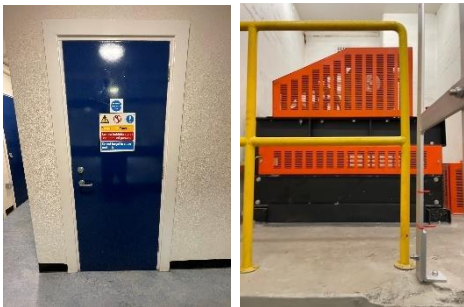
Both access/egress points use a push to exit button.



The building benefits from two protected staircases serving all floors of the block allowing for two-way directional travel from flats. Floor identification (wayfinding) signage on the wall of each floor and lift lobby areas are present. The staircase is protected using nominal 44mm FD30s doors with combined intumescent and smoke seals.



The block has lift access that serves from the ground to the 7<sup>th</sup> floor with the lift motor room being accessed on the 8<sup>th</sup> floor via a full height nominal timber 54mm FD60s door secured with lock.



The lift has a fire fighter control switch located on the ground floor near the lift cart in the form of a drop latch system.



There is a dry riser system installed that serves all floors of the block with a dry riser inlet cupboard located on the ground floor with a door that is adequately signed and secured, each floor of the block contains a dry riser protected via nominal 44mm FD30s doors with combined intumescent strip and smoke seals.

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Residents have access to a bin chute system that serves every floor of the block located in one of the staircases. The bin chute leads to a bin store located on the ground floor, this is accessed externally.



Surrounding the block is a car park located to the side of the block with garage spaces, and bollards protecting the block. Several high-rise accommodations are also nearby on the same road.

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.

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## On arrival Information (for WMFS)

The fire fighters' white box is located adjacent the main entrance door and secured with a WMFS bridge door padlock. Keys to access all areas of the building will be held within the white box. These can be used by WMFS in the event of an emergency.



Access to the building is gained via the firefighter's door override switch (main entrance) using the drop latch key from the white box or fire appliance.



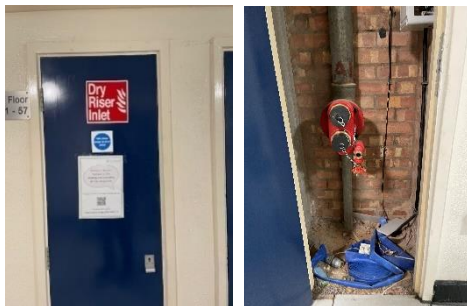
There is a Secure/Premise Information Box (SIB/PIB) located in the lobby. It is a Gerda box that utilises a standard WMFS suited key. The PIB contains floor plans, vertical plans, orientation plans, information for WMFS and other documents such as, documents for those with vulnerabilities who may require additional assistance if there is a fire incident.



The nearest hydrant is adjacent the main entrance to the building.



The Dry Riser inlet valve is located in a cupboard within the ground floor lift lobby. The dry riser cupboard is accessed utilising the suited 54 key from the firefighter's white box.



The dry riser outlet valves are located in cupboards on all floors directly above. These cupboards are also accessed utilising the 54 key from the firefighter's white box.

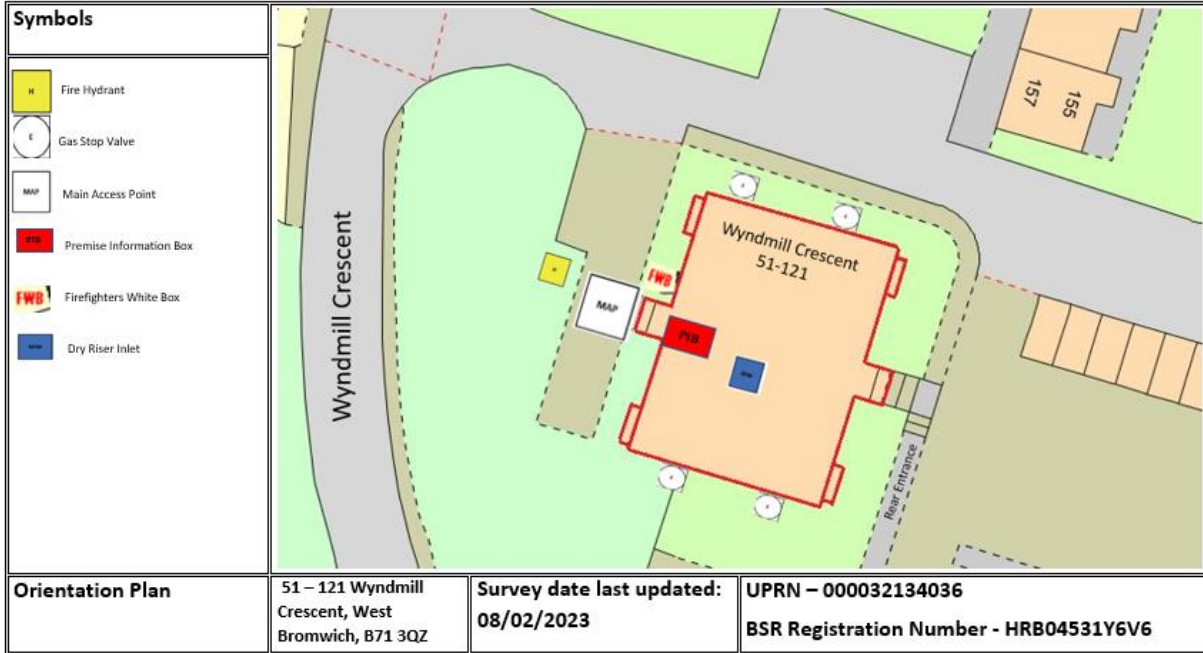


## Fire Risk Assessment

Address: Block 51 – 121 Wyndmill Crescent B71 3QZ		Survey date: 04/02/2026	ON ARRIVAL INFORMATION
<b>BUILDING LAYOUT</b>			
Height	Building Height is 21.6 metres, for clarity, this is from the lowest adjoining ground level to the highest habitable floor level.		
Construction	The typical structure is constructed as a reinforced concrete frame which was cast in-situ with an RC slab supported off cast in-situ RC walls/columns which stack vertically throughout.  Brick to 1 <sup>st</sup> floor level then all elevations have Moedling Alphanon tiles (A1) installed and Structherm insulated mineral wool render (A2).		
Number of floors	9 floors inclusive of the ground floor.		
Layout	The block has a main entrance / exit to the front of the building and a further entrance/ exit to the rear of the building.  The block consists of 9 floors (inclusive of the ground floor with each floor containing 4 dwellings).  There are two protected staircases serving all floors.  There is a lift that serves up to floor 7 <sup>th</sup> floor with the lift motor room located on the 8 <sup>th</sup> floor. Access to the roof is via the lift motor room.		
Lifts	1		
Types of entrance doors	Individual flat doors are FD30s rated of composite construction. Communal doors within the block are timber FD30s doors.		
Rubbish chutes/ bin rooms	Rubbish chutes on each floor in rear stairwell. Bin room accessed externally adjacent rear entrance.		
Common voids	No		
Access to roof/ service rooms	Via the lift motor room located on the 8th floor, with a further fixed steel ladder through a half size timber door leading in to the enclosed roof space. There is a vertical ladder and sky light leading out on the roof.		
Occupants	Approx. 72 based on 2 occupants per flat (36 flats)		
Evacuation strategy	Stay Put Unless- 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.		
Fire alarm/ evacuation alarm	Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. No communal fire alarms.		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building.		
<b>FIREFIGHTING SYSTEMS</b>			
Water supplies	Fire hydrant is located at the front entrance of the building. See orientation plan.		
Fire mains	The dry riser inlet is located within the ground floor dry riser cupboard (twin valve). Riser outlets are in cupboards on all floors above. Sulted 54 key to open all riser cupboards.		
Firefighting shafts	No firefighting lifts/shafts however there is the ability to take control of the common lift. A Firefighter control override switch is located next to the ground floor lift car.		
Smoke control vents	Automatic smoke ventilation is employed in both stairwells between floors 1/2, 4/5 and 7/8. Louvre vents installed to head of each staircase. Indication panel & override switch located on the ground floor front entrance lobby.		
Sprinkler system	A fire suppression system (water) protects the bin store at the rear of the building. An automatic closure plate activated by fusible link or manual override protects the refuse chute.		
<b>DANGEROUS SUBSTANCES</b>			
Location, type, and quantity	Presumed asbestos textured coating (Crocidolite), to plaster, to concrete and plasterboard walls.		
<b>SERVICES</b>			
Electricity	Electric meter cupboards located in lift lobby on each floor of the block.		
Gas	There are 4 gas risers, 2 per side elevation.		

## Orientation Plan

The location of service isolation points for gas, electricity and water are detailed on a plan located in the SIB.



High/Low Rise	High Rise
Number of Floors	9
Date of Construction	1963
Construction Type	Wates
Last Refurbished	2011
External Cladding	Brick to 1 <sup>st</sup> floor level (Fire classification A1) then all elevations have tiles (Fire classification A1) and an insulated Rockwool render (Fire classification A2).
Number of Lifts	One
Number of Staircases	Two
Automatic Smoke Ventilation to communal area	Yes, both staircases' floors 2, 5 and 7.
Fire Alarm System	No
Refuse Chute	Yes
Access to Roof	Access to motor room via full height door from 8 <sup>th</sup> floor landing, with a further fixed steel ladder through a half size timber door leading into the enclosed roof space. There is a vertical ladder and sky light leading out on the roof.
Equipment on roof (e.g. mobile phone station etc)	No

### Persons at Risk

Residents / Occupants of 36 number of flats.

Visitors,

Sandwell MBC employees,

Contractors,

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

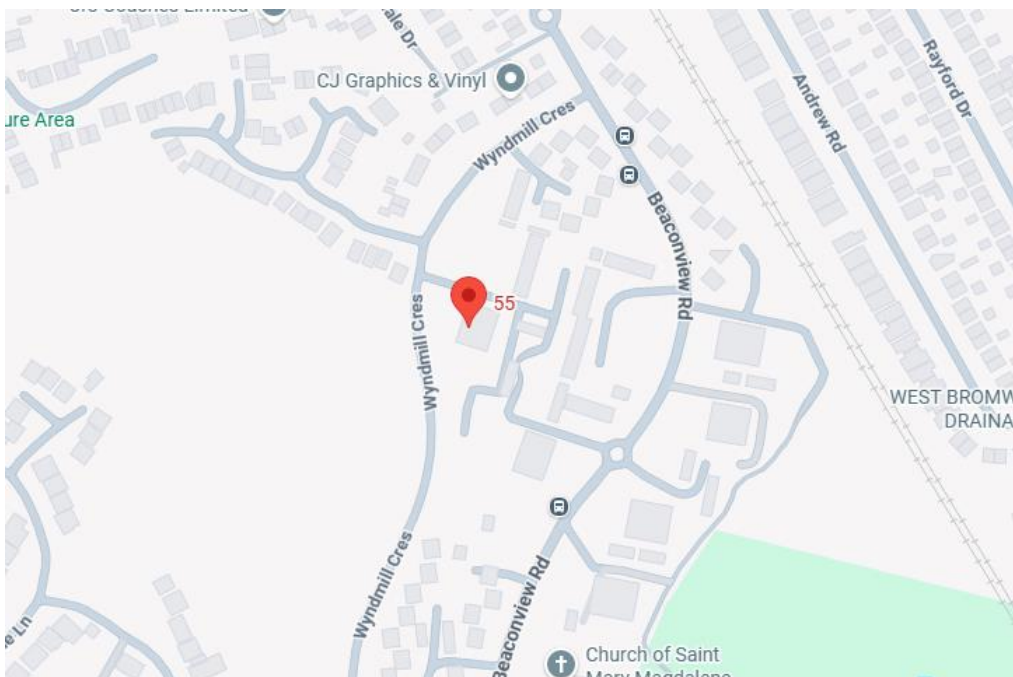
Statutory bodies (e.g. W.M.F.S, Police, and Ambulance)

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Section  
**5**

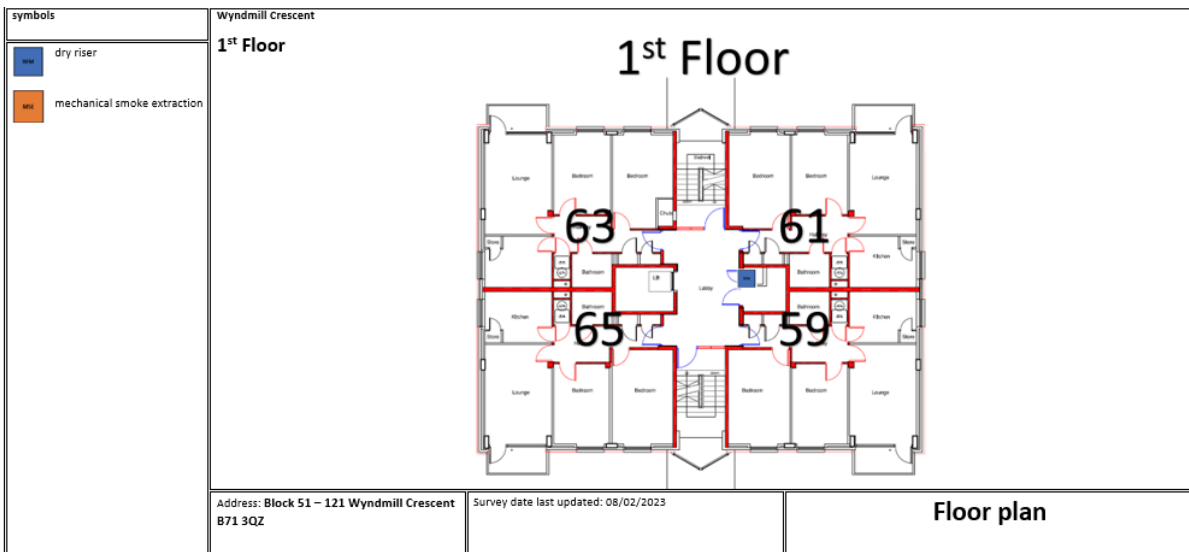
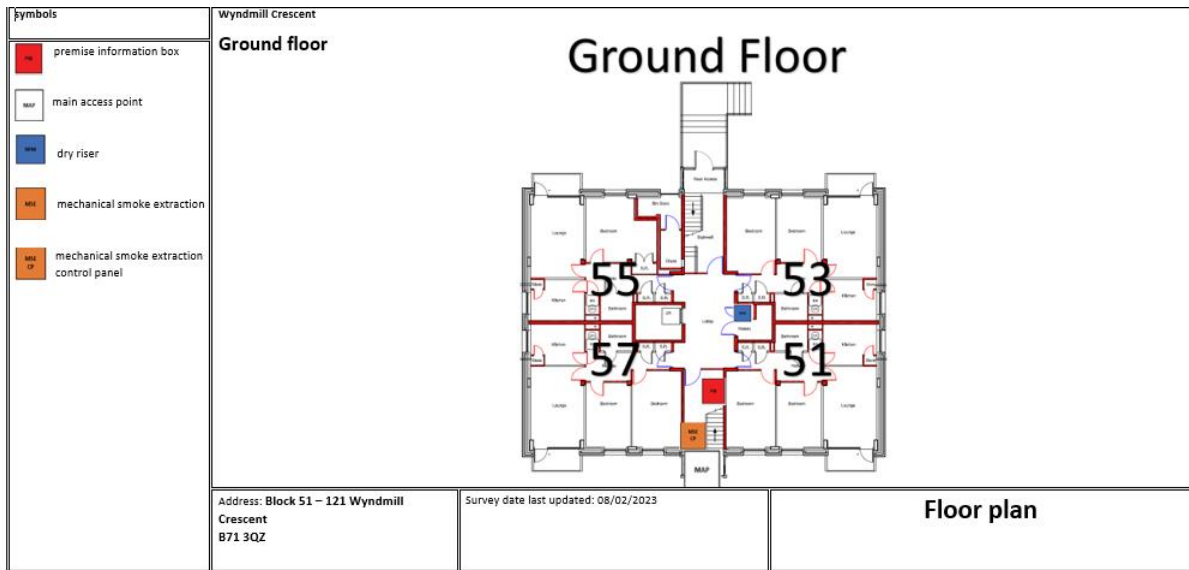
**Building Plan**

**Aerial View**

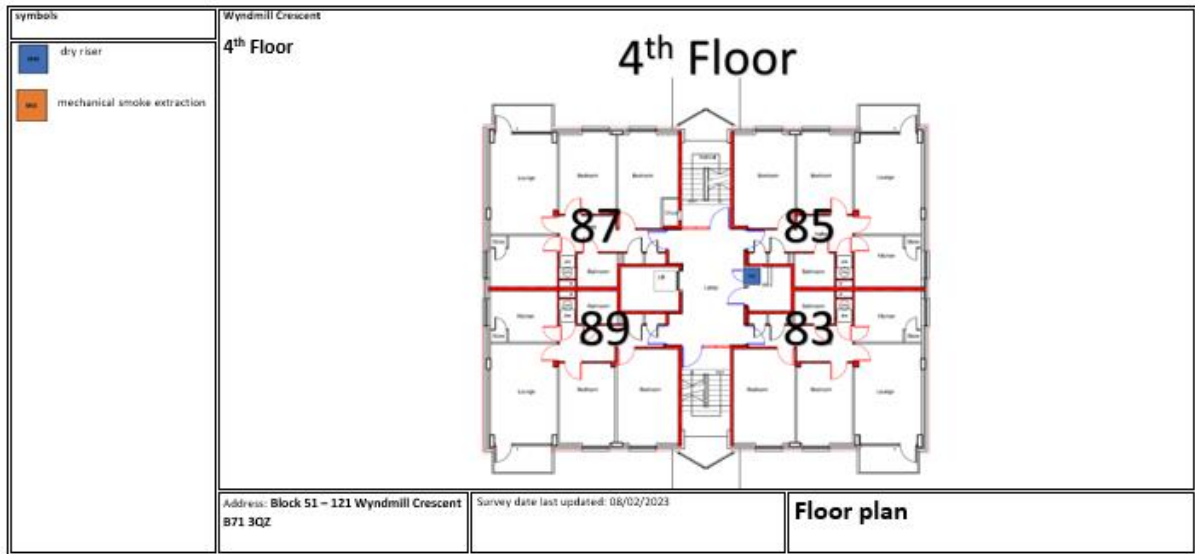
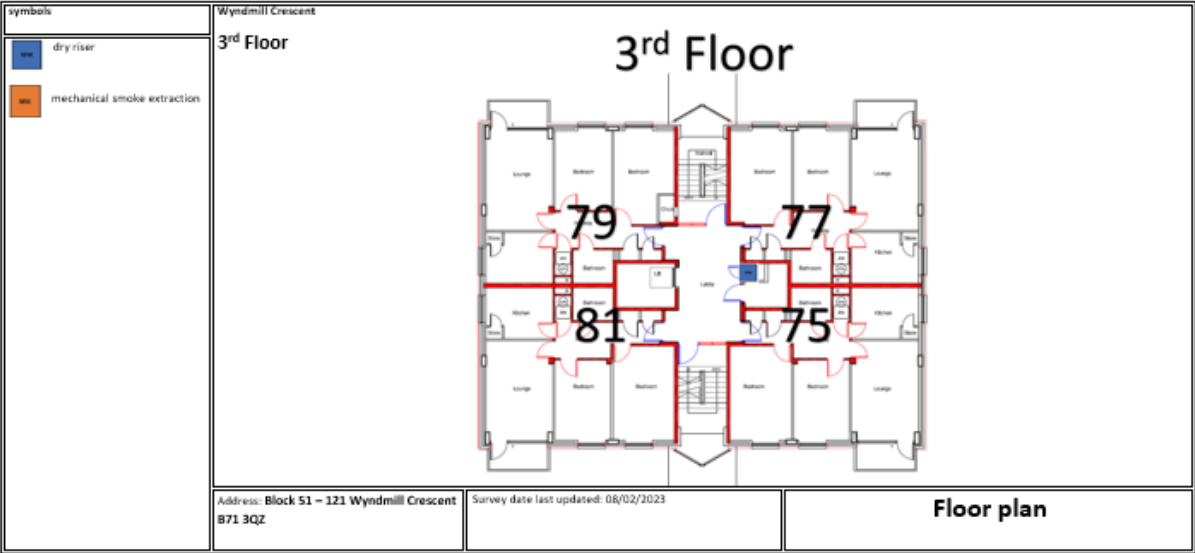
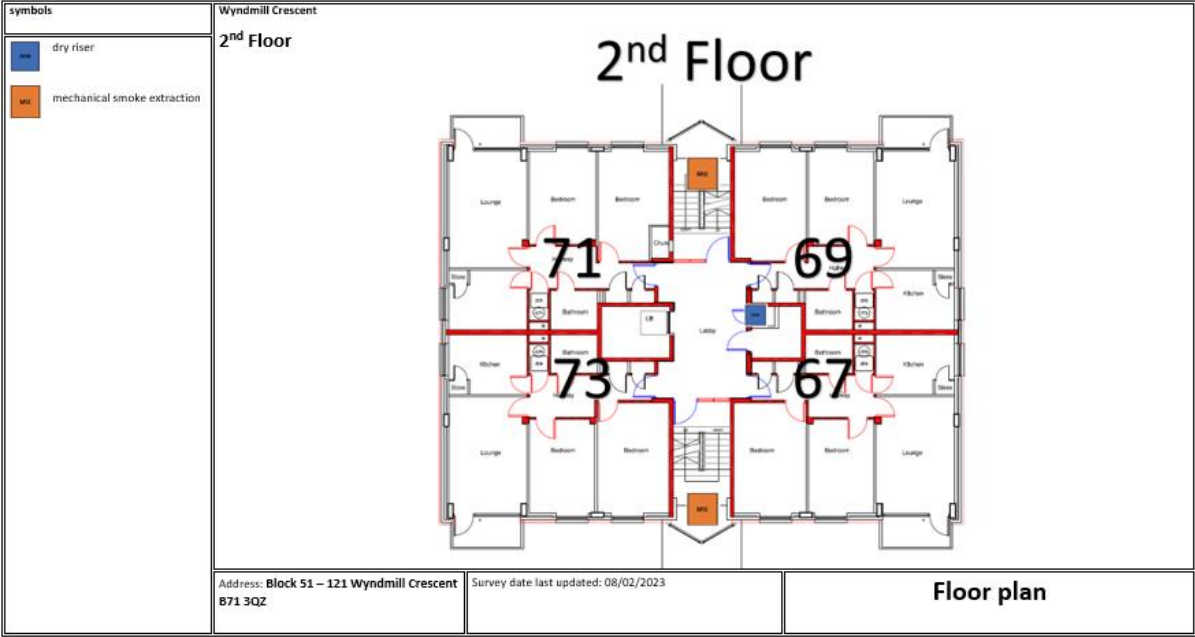


## Fire Risk Assessment

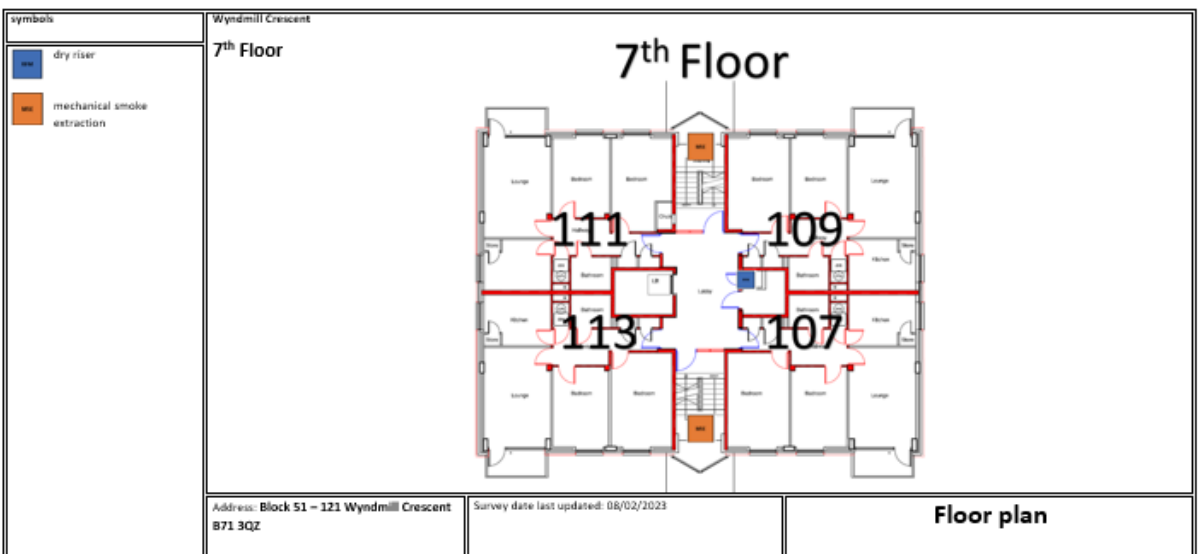
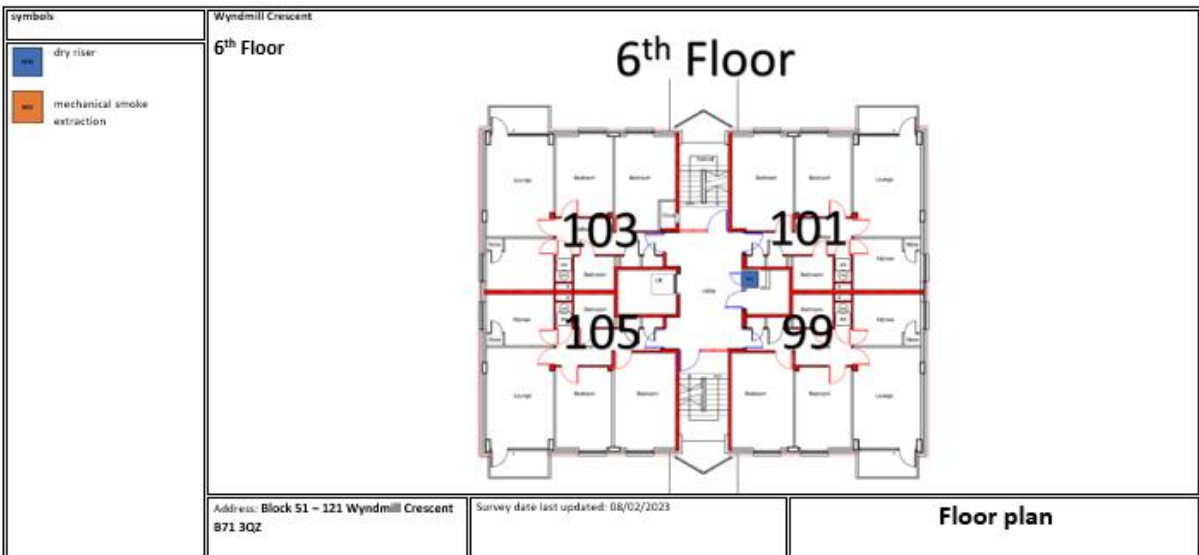
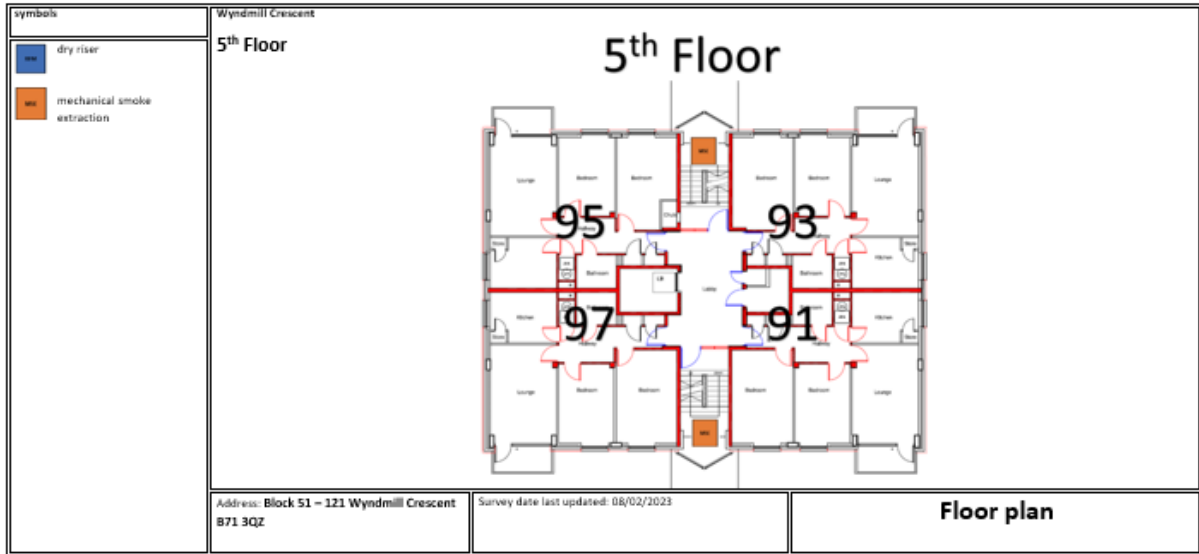
A typical floor layout showing horizontal lines of compartmentation and AOVs. The plans have been shared with WMFS electronically via their portal.



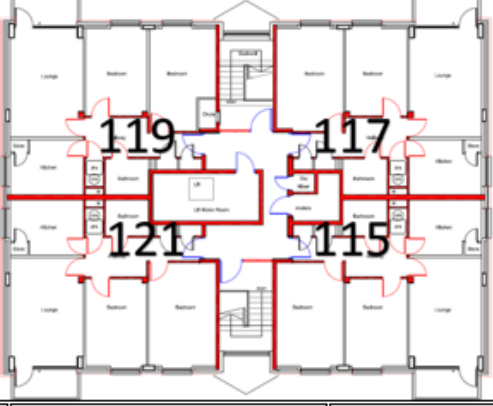
Fire Risk Assessment

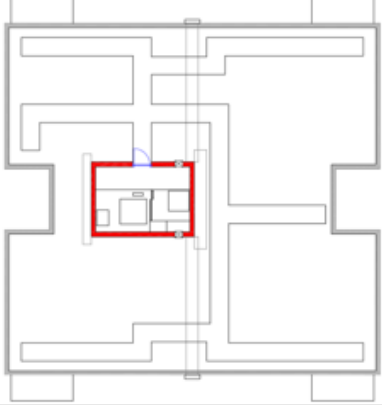


# Fire Risk Assessment



Fire Risk Assessment

symbols	<p>Wyndmill Crescent</p> <p>8<sup>th</sup> Floor</p> <p>8<sup>th</sup> Floor</p>  <p>Address: Block 51 – 121 Wyndmill Crescent B71 3QZ</p> <p>Survey date last updated: 08/02/2023</p> <p>Floor plan</p>
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symbols	<p>Wyndmill Crescent</p> <p>Roof area</p> <p>Roof</p>  <p>Address: Block 51 – 121 Wyndmill Crescent B71 3QZ</p> <p>Survey date last updated: 08/02/2023</p> <p>Floor plan</p>
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## 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.

Firntec Building Compliance were appointed as third party contractors; they have carried out External Wall appraisals of Sandwell Metropolitan Borough Councils High Rise Buildings. Therefore, an external wall appraisal (step 1) was completed on 20/02/2025, a suggested review date has been confirmed as 20/02/2030.

A FRAEW steps 2-5 was completed by Firntec on 24<sup>th</sup> March 2025. Based on the available evidence, the building presents an overall medium risk rating (neutral outcome). There are no recommended remedial actions within the report.

Details of the external wall construction have been provided to the fire service via the WMFS portal in line with fire safety regulations 2022.

Below is a breakdown of the materials used within the external envelope and, as part of the external wall system It is deemed that the combination and application of these materials present an acceptable level of fire risk.

Rockwool insulated  
render. Fire  
classification A2

Tiles . Fire  
Classification A1

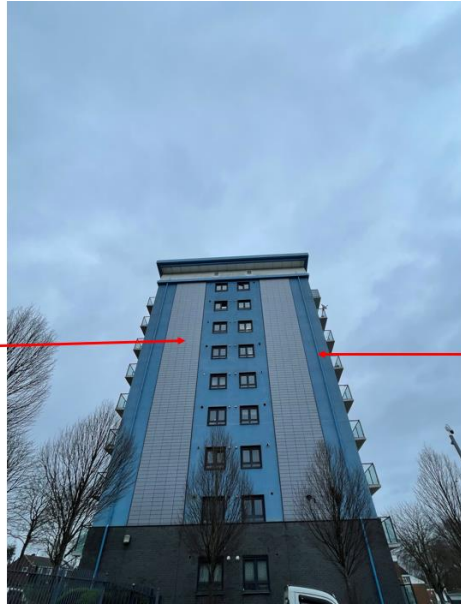


Brickwork. Fire  
classification A1.

## Fire Risk Assessment

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Tiles . Fire classification A1.



Insulated Rockwool render. Fire classification A2.

- 1. Seventh floor flat, 111, at front of the building has some netting attached to the balcony. This should be removed at the earliest opportunity due to the risk of fire spread.**



## Section

# 7

## Means of Escape from Fire

- 1) The means of escape within the building are appropriately protected to prevent the spread of fire and smoke. This is achieved through the installation of FD30s fire door sets (flat entrance), as well as nominal FD30s doors, all within walls and floors that provide a minimum of 1-hour fire resistance. These measures include compartmentation from individual flats and the communal areas creating a protected staircase.
- 2) The building is equipped with sufficient passive fire protection measures to ensure effective compartmentation, supporting a 'Stay Put-Unless' policy. Under this policy, residents are advised to remain in their flats unless the fire directly affects them. In the event that evacuation is required, the means of escape are deemed suitable and sufficient to facilitate a safe and efficient exit from the flats to a relative/ ultimate place of safety.
- 3) Individual flat doors are predominantly 44mm FD30s composite fire door sets with intumescent strips and cold smoke seals manufactured by Permadoor.
- 4) All flat entrance doors at 51-121 Wyndmill Crescent are scheduled for an annual inspection in March 2026, this will be on a best endeavour basis. The inspections and where necessary, any subsequent repairs or adjustments will be carried out by SMBC inhouse fire door inspectors / Fire Safety Rapid Response Team.
- 5) A number of flat entrance doors have door mats on the communal corridor side. The fire rating of the mats is unknown but deemed to be sufficiently low risk.



- 6) The communal landing / staircases are protected by use of Nominal FD30s fire doors with vision panels. These doors have previously been upgraded with a combined strip consisting of a cold smoke seal and intumescent strip.



It was noted that several staircase doors complete with side panels were warped, twisted and in need of replacement when any future refurbishment works are carried out.

- 7) 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). At the time of the fire risk assessment the ground floor communal doors had been propped open by the cleaning team while carrying out works.
- 8) **Staircase door outside flat 117 is missing cold smoke seals, these will need to be replaced at the earliest opportunity.**
- 9) **Glazing in the staircase door outside flat 113 is loosely fitted. (Lower Panel) This needs to be removed and refitted using appropriate FR mastic and rebeaded.**
- 10) **Glazing in the staircase door outside flat 89 is loosely fitted. (Lower Panel) This needs to be removed and refitted using appropriate FR mastic and rebeaded.**
- 11) **Glazing in the staircase door outside flat 85 is loosely fitted. (Lower Panel) This needs to be removed and refitted using appropriate FR mastic and rebeaded.**
- 12) **Staircase door outside flat 97 require adjustment to the self-closing device, currently this is too slow to close.**
- 13) **Staircase door outside flat 81 require adjustment to the self-closing device, this is too slow.**
-

- 14) **On the 7<sup>th</sup> floor, the staircase door handle outside flat 109 is loose, this needs to be repaired in case the handle becomes detached, in this case residents will be unable to use the door.**
  - 15) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
  - 16) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum. None of the corridors that form part of the means of escape are dead ends.
  - 17) The site has two protected staircases that provides a means of escape leading to a final exit on the ground floor at the front and rear of the building.
  - 18) Automatic smoke ventilation (AOV) is employed to the front and rear staircase on floors: 2, 5 and 7. This is tested, inspected and maintained by a competent procured contractor in accordance with BS7346. The frequency for the maintenance checks are twice per year (April and October). There are several reset switches within the building.
  - 19) It was noted that the AOV sensor located on the 4th & 5th floor staircase was defective at the time of the assessment. Contractors have been engaged with a view of replacing the defective sensor.
  - 20) Communal windows can only be opened by operating the automatic smoke vents.
  - 21) Communal areas should be 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.
  - 22) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.
  - 23) 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.
-

- 24) Glazing was noted within 1.8mtr of staircase. This also occurs on upper floors where glazing from resident bedrooms impacts on the staircase and subsequent means of escape. (within 1.8 mtrs)



Due to the issues identified in the previous point, a sprinkler roll out programme should be implemented as part of any future refurbishments.

**Section**

**8**

**Fire Detection and Alarm Systems**

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- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Detection within the means of escape are to operate the Automatic Opening Vents in the stairwells and lift lobby corridors.



- 3) Based on the samples taken, information collated from in house teams (JM) and previous risk assessments the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard.

Flat 53 – LD1 Standard.

Flat 69 – LD2 Standard.

Flat 97 - LD1 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 effective means for detecting an outbreak of fire to communal areas. The reason for this are:
  - I. Such systems may get vandalised.
  - II. False alarms would occur.
  - III. A Stay Put - Unless policy is in place.

- 5) A fire suppression system is provided to the refuse chute bin store. An approved contractor maintains the system, the frequency for the maintenance checks are twice per year (April and October).

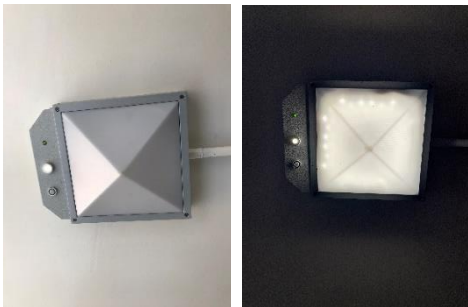


**Section  
9**

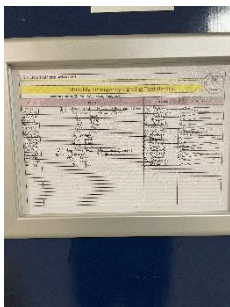
**Emergency Lighting**

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- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located.
- 2) The self-contained units are provided to communal landings, stairs, corridors and lift motor 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.
- 4) The date of the last monthly test has been recorded as 17/02/2026.



**Section**

**10**

**Compartmentation**

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- 1) The walls and floors are designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are 30-minute fire resistant with cold smoke seals, including those in 1-hour rated walls.
  - 2) The premise has sufficient compartmentation to limit the travel and effect of smoke and flame in 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 communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
  - 5) All service cupboards to communal landings are lockable. Keys are held centrally unless containing resident's meters.
  - 6) A variety of methods / materials have been used to achieve fire-stopping.
  - 7) The fire stopping / compartmentation is subject to a 12-week check by the Fire Safety Rapid Response Team.
  - 8) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
-

- 9) **Inside electrical cupboards on all floors, compartmentation needs to be upgraded to ensure the particles of combustion are contained within the compartment. i.e., cables exiting metal trunking require fire stopping.**



- 10) Service cupboard doors are Nominal FD30S rated, secured with type 138 suited mortice locks. Residents have been provided with a key for access to their electricity meters.



- 11) The corridors/staircases are protected by the use of Nominal fire doors with vision panels. These doors have combined strips made up of cold smoke seals and intumescent strip.



12) Metal trunking has been used to house cabling in common areas.



13) Dry riser cupboard doors are nominal FD30s rated, kept locked / secured with type 54 suited mortice lock(s).

14) Access panels to individual stop taps are fixed to masonry and bedded on Intumescent foam.



15) Individual flat entrance doors are predominantly FD 30S rated Permadoor of composite construction.

Refer to door sheet below: -

Wyndmill Crescent 51-121 (O)	51-121 Wyndmill Crescent; Charlemont Farm Estate; West Bromwich; West Midlands;		
Wyndmill Crescent 51-121 (O)	51 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	53 Wyndmill Crescent; Charlemont Farm Estate; We	Timber flush Door	Not glazed
Wyndmill Crescent 51-121 (O)	55 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	57 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	59 Wyndmill Cresoent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	61 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	63 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	65 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	67 Wyndmill Crescent; Charlemont Farm Estate; We	Hurst	Not glazed
Wyndmill Crescent 51-121 (O)	69 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	71 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	73 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	75 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	77 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	79 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	81 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	83 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	85 Wyndmill Cresoent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	87 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	89 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	91 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	93 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	95 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	97 Wyndmill Cresoent; Charlemont Farm Estate; We	Hurst	Not glazed
Wyndmill Crescent 51-121 (O)	99 Wyndmill Crescent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	101 Wyndmill Crescent; Charlemont Farm Estate; W	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	103 Wyndmill Crescent; Charlemont Farm Estate; w	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	105 Wyndmill Crescent; Charlemont Farm Estate; w	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	107 Wyndmill Crescent; Charlemont Farm Estate; w	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	109 Wyndmill Crescent; Charlemont Farm Estate; w	Nationwide	Not glazed
Wyndmill Crescent 51-121 (O)	111 Wyndmill Cresoent; Charlemont Farm Estate; We	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	113 Wyndmill Cresoent; Charlemont Farm Estate; W	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	115 Wyndmill Crescent; Charlemont Farm Estate; W	Hurst	Not glazed
Wyndmill Crescent 51-121 (O)	117 Wyndmill Crescent; Charlemont Farm Estate; W	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	119 Wyndmill Crescent; Charlemont Farm Estate; W	Permadoor	Not glazed
Wyndmill Crescent 51-121 (O)	121 Wyndmill Crescent; Charlemont Farm Estate; W	Permadoor	Not 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.*

It was noted that several staircase doors complete with side panels were warped, twisted and in need of replacement when any future refurbishment works are carried out.

### **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 tested 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. The door assembly must be installed by a competent person.

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## Section 11

### Fire Fighting Equipment

- 1) There is a dry riser that serves the building. The dry riser inlet is located within the ground floor dry riser cupboard (twin valve) secured with a type 54 suited mortice lock. The doors have signage illustrating dry riser.



- 2) The dry riser is checked regularly as part of the Caretakers duties.
- 3) Maintenance contracts in place to service the valves twice per year (April and October) with a hydraulic test undertaken annually (October) to comply with the requirements of BS9990.
- 4) Portable fire extinguisher (CO2) is provided to the lift motor room. Maintenance contracts in place for maintenance of the extinguisher. The frequency for the maintenance checks are once (October) of each calendar year.
- 5) Bin room is protected by a fire suppression system and serviced 6-monthly.
- 6) The foliage around the Fire Hydrant by the main access door should be removed. Currently the fire hydrant is covered and not identifiable. This will be resolved by Bryan Low's team, Confirmed by a team's message on 03/03/2026.



## Section 12

## Fire Signage

- 1) All fire doors display “Fire Door Keep Shut” where appropriate.



- 2) Fire Action Notices are displayed throughout the building.



- 3) Yellow LPG warning signs are displayed within the lift cars.



- 4) Wayfinding Signage illustrating floor levels and flat numbers are fitted to the wall adjacent to lift. They meet the requirements set out in the Fire Safety (England) Regulations 2022. Signage depicting the floor location of each flat is fitted to the ground floor lobby wall.



- 5) Wayfinding Signage depicting floor level and flat numbers are fitted to wall of each floor on the communal staircase(s). They meet the requirements set out in the Health and Safety (Safety Signs and Signals) Regulations 1996.



- 6) Electrical warning signage was fitted to electrical cupboard doors on all floors by the fire risk assessor. These now meet the requirements set out in the Fire Safety (England) Regulations 2022.
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## Section 13

# Employee & Resident Training/Provision of Information





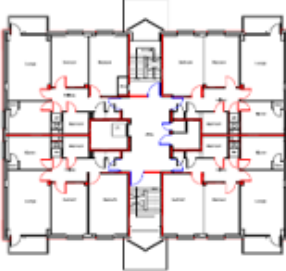















- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking Teams are not currently trained in the effective use of fire extinguishers. The only extinguishers located within the lift motor room. 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.
- 6) Building safety and evacuation notices are displayed in common areas and lift cars.
- 7) Information regarding use of fire doors is provided to residents.



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



- 9) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

<b>BUILDING SAFETY INFORMATION</b>	 <b>WYNDMILL CRESCENT</b>	<b>FIRE SAFETY INFORMATION</b>
<p><b>TO KEEP YOU SAFE WE DO THIS</b> (green background)</p>	<p><b>TO KEEP YOURSELF AND OTHERS SAFE, DO THIS</b> (blue background)</p>	<p><b>SAVE LIVES, DON'T DO THIS</b> (red background)</p>
 Mains electrical system is tested every 5 years	<p><b>FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE</b></p>	 Fire Risk Assessments (FRAs) are undertaken in line with the Regulatory Reform (Fire Safety) Order 2005
 Gas supply tested annually		 Stairs and corridors are escape routes and <b>must</b> be kept clear
 Water supplies checked in line with water hygiene regulations		 Emergency lighting comes on in the event of power failure and is checked monthly
 There is 4 yearly <b>check</b> of the structural condition		 Walls, floors and ceilings around flats provide a minimum of 60 minutes fire resistance
 An asbestos survey has been completed and available on request		 Flat doors are fire rated to protect the escape route. <b>DO NOT REMOVE THE DOOR CLOSERS</b>
 This building has protection against lightning strikes. The system is checked annually		 Smoke and heat detector/alarms are in resident's flats only
 There is a 'dry riser' to assist fire-fighters in getting water to a floor level. This is checked 6 monthly.	<p><b>THIS BUILDING IS DESIGNED TO SUPPORT A <i>STAY PUT</i> POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT <i>UNLESS</i> AFFECTED BY FIRE OR SMOKE.</b></p>	 Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
 The external façade is 10stock brickwork, mineral wool insulated render (Class A1), Modelling Alphator ceramic tiles (Class A1).	 Fire safety advice Further information available at <a href="http://www.sandwell.gov.uk">www.sandwell.gov.uk</a> your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 <a href="mailto:lee_mills@sandwell.gov.uk">lee_mills@sandwell.gov.uk</a> <a href="mailto:Abdulmonim.Khan@sandwell.gov.uk">Abdulmonim.Khan@sandwell.gov.uk</a>	 Sandwell FRAs  Bin rooms have sprinkler protection activated by smoke alarms

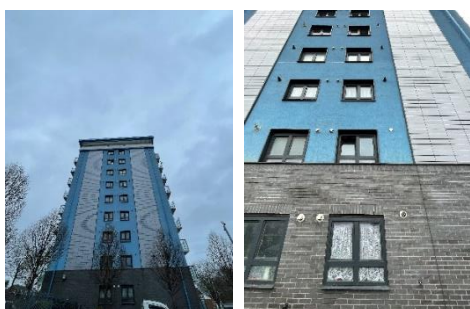
**Section**

**14**

**Sources of Ignition**

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- 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) 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) The fixed electrical installation shall be tested every 5 years. Last inspection completed in Jan 2025.
- 5) The electrical installation i.e. risers are contained within dedicated service cupboards that are secure and protected by means of a nominal FD30S door.
- 6) There is lightning protection installed to the block. Maintenance contracts are in place for lightning conductor testing in accordance with BS 6651.
- 7) Portable heaters are not allowed in any common parts of the premises.
- 8) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas supply is internal.



- 9) **2<sup>nd</sup> floor electrical service cupboard light/sensor not working. Requires repair or replacement.**
- 10) **8<sup>th</sup> floor electrical service cupboard light/sensor not working. Requires repair or replacement.**

**Section**  
**15**

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**Waste Control**

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- 1) There is a regular Cleaning Service to the premises.
- 2) Refuse containers emptied regularly.
- 3) Regular checks by Caretakers minimise risk of waste accumulation.
- 4) 'Out of Hours' service in place to remove bulk items.

**section**  
**16**

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## **Control and Supervision of Contractors and Visitors**

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- 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) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
  - 3) 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.
  - 4) 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.
-

**Section**  
**17**

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## **Arson Prevention**

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- 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 CCTV system in place that covers the external perimeter, ground floor and lift.
  - 4) There is no current evidence of arson.
  - 5) The perimeter of the premises is well illuminated.
  - 6) There have been no reported fire incidents since the last FRA.
-

## 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**

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

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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:


51-121, Wyndmill Crescent, West Bromwich.

Date of Action Plan:

04/03/2026


Review Date:

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
06/01	Seventh floor flat, 111, at front of the building has some netting attached to the balcony. This should be removed at the earliest opportunity due to the risk of fire spread.		P3	3 – 6 Months Housing Manager.	

Fire Risk Assessment

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07/08	Replace missing cold smoke seal on staircase door outside flat 117.		P2	1-3 Months Fire Rapid Response Team.	
07/09	Glazing in the staircase door (vision panel) outside flat 113 is loosely fitted. This needs to be removed and refitted using appropriate FR mastic and rebeaded.	N/A.	P2	1-3 Months Repairs	
07/10	Glazing in the staircase door (vision panel) outside flat 89 is loose. This needs to be removed and refitted using appropriate FR mastic and rebeaded.	N/A.	P2	1-3 Months Repairs	

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Fire Risk Assessment


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07/11	Glazing in the staircase door (vision panel) outside flat 85 is loose. This needs to be removed and refitted using appropriate FR mastic and rebeaded.	N/A.	P2	1-3 Months Repairs	
07/12	Staircase door outside flat 97 require adjustment to the self-closing device, currently this is too slow to close.	N/A.	P2	1-3 Months Fire Rapid Response Team <b>jm19009122</b>	<b>18/03/2026</b>
07/13	Staircase door outside flat 81 require adjustment to the self-closing device, this is too slow.	N/A.	P2	1-3 Months Fire Rapid Response Team <b>jm19009322</b>	<b>18/03/2026</b>
07/14	The staircase door handle outside flat 109 is loose, this needs to be repaired to ensure the handle is tightly fitted.	N/A.	P2	1-3 Months Fire Rapid Response Team <b>jm19009337</b>	<b>18/03/2026</b>

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Fire Risk Assessment

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10/09	Inside electrical cupboards on all floors, upgrade compartmentation to metal trunking/electrical cables with appropriate materials.		P3	3 - 6 Months Fire Rapid Response Team <b>19009381</b>	<b>18/03/2026</b>
14/09	2 <sup>nd</sup> floor electrical service cupboard light/sensor not working. Requires repair or replacement.	N/A.	P2	1-3 Months Electrical	
14/10	8 <sup>th</sup> floor electrical service cupboard light/sensor not working. Requires repair or replacement.	N/A.	P2	1-3 Months Electrical	

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).

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Observations		
<p>Due to proximity of flat glazing to main access door and means of escape staircase glazing, a sprinkler installation should be considered, to the flats, as part of future upgrade works/refurbishment programme.</p>		
<p>All staircase doors are warped and twisted, when any future refurbishments are considered all staircase doors and side panels should be upgraded with new doors.</p>		

**Signed**

	<p>Building Safety Manager</p>	<p>Date: 04/03//2026</p>
	<p>Quality Assurance Check</p>	<p>Date: 06/03/2026</p>

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

Name of property: Wyndmill Crescent

Updated: 07/06/2022

Premise Tony Thompson:

Tel. No.: 0121 569 2975

Hazard	Information/Comments
Asbestos ( <i>Crocidolite - Presumed by Analysis of Samples in Various Areas.</i> )	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing <a href="tel:01215695077">Tel:- 0121 569 5077</a> .



**Report No.:** J442266  
**Nature of Work:** Management Survey  
**Issue Date:** 14/08/2025  
**Client Name:** Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES  
**UPRN:** BL54700WY10 8  
**Site Address:** 51-121 Wyndmill Crescent, West Bromwich, B71 3QZ



**Order Placed By:** Donna Williams  
**Site Contact:** Site Manager  
**Date(s) of Work:** 30/07/2025  
**Technical Manager:** D Ely CCP (Asbestos)  
**Assistant Surveyor(s):** Not Applicable  
**Lead Surveyor:**

  
 Oliver Burt  
 Asbestos Surveyor

**Authorised Signatory:**  
  
 Louise Farmer  
 Technical Review Officer and Asbestos Consultant  
 14/08/2025

Non-accredited activities are present within this report.

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