

Fire Risk Assessment

Thompson Gardens



**1-89, Hales Lane,
Smethwick, B67 6RX**

Date of Inspection: 16th September 2026

Review Period: 12 months.

Officer: Louis Conway Building Safety Manager

Verified By: C. Hill Building Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

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Section

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Introduction, Scope & References

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 document has been written in accordance with BS 9792:2025 with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards relevant at the time of the assessment.

The purpose of this FRA report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with applicable fire safety legislation; see “Applicable fire safety legislation.”

The FRA considers all relevant factors necessary to form a balanced and informed judgement of fire risk within the premises. This includes consideration of the nature of the building, its use, and the profile of both current and potential occupants, including any available person centred fire risk assessments (PCFRA) & residential personal emergency evacuation plans (RPEEPS). It also considers identified fire hazards and the measures in place to eliminate or control them, alongside the existing fire protection systems and the arrangements for their inspection, testing, and maintenance. Relevant aspects of fire safety management, such as staffing arrangements and day to day operational practices, have been reviewed. Where available, the building’s fire strategy has been considered, particularly where it forms part of a fire engineered solution or alternative approach to regulatory compliance.

In addition, the content of any previous fire risk assessments or external wall appraisals has been considered to ensure continuity and awareness of historical findings.

This FRA has been completed as a:

Select appropriate box.

- ☒ Type 1 – Common parts only (non-intrusive)
- ☐ Type 2 – Common parts only (Intrusive)
- ☐ Type 3 – Common Parts & Dwellings (Non-Intrusive)
- ☐ Type 4 – Common Parts & Dwellings (Intrusive)

The assessment included consideration of:

- External wall construction and associated attachments.
- Flat entrance doors viewed from the common areas.
- Means of escape and evacuation provisions.
- Fire-resisting compartmentation and passive fire protection measures.
- Fire detection, warning and other active fire protection systems.
- Service risers, shafts and suspended ceilings where accessible.
- Roof voids and other accessible concealed spaces.
- Firefighting facilities and Fire and Rescue Service access provisions.
- Fire safety management, maintenance and housekeeping arrangements within the common parts.

The fire risk assessment has been undertaken based on visual observations made at the time of inspection, together with a review of relevant documentation made available. In line with the principles of the Golden Thread, all information relied upon should be accurate, up to date, and appropriately recorded to ensure transparency, accountability, and ongoing building safety management.

Where elements of the premise have not been accessed, limitations are recorded within the report. Further intrusive investigation or specialist external wall assessment will be recommended where appropriate.

This FRA does **not** constitute a compliance audit, an access audit for disabled persons, or any form of investigation intended to identify latent construction defects or deficiencies in fire compartmentation. Furthermore, the FRA does not verify, test, or provide an engineering judgement on the fire resistance of structural elements, nor does it determine the potential for structural collapse in the event of fire.

Also, it does not include a fire risk appraisal of external wall systems or cladding, nor does it provide a documented fire strategy for the building.

Additionally, this assessment is not intended as a snagging inspection for new construction, nor does it serve as a general guide to fire safety or a guide to legislative duties for the responsible person.

The findings are therefore limited to observable conditions and information made available at the time of inspection.

The FRA does not address the risk to property or business continuity from fire.

This FRA complies 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/contact/log-complaint> or by phone on 0121 569 7474

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 SMBC will as a minimum review:-

- High Risk Residential Buildings annually.
- Commercial buildings annually.
- Emergency Housing Schemes annually.
- Sheltered schemes 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 outcome will then be 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 published.

The Building Safety Case will be updated to reflect the latest detail/information of latest fire risk assessment.

References

This Fire Risk Assessment has been undertaken with reference to relevant UK fire safety legislation, statutory guidance, and applicable British Standards current at the time of assessment. For example: -

Applicable Legislation

- [Regulatory Reform \(Fire Safety\) Order 2005 \(FSO\)](#): The primary law governing fire safety in the common parts of flats, including stairways, corridors, and entrance doors.
- [Fire Safety \(England\) Regulations 2022](#): Introduced under the FSO, it mandates high-rise residents (>11m) to have fire doors checked quarterly and provides safety information.
- [Building Safety Act 2022](#): Imposes strict management requirements on higher-risk buildings.
- [Housing Act 2004](#): Empowers local authorities to enforce safety standards within individual residential units.

Key Guidance Documents

- [Fire Safety in Purpose-Built Blocks of Flats \(Local Government Association\)](#): Considered the definitive guidance, often known as the "LGA guide," for purpose-built blocks.
 - [Fire Safety Risk Assessment: Sleeping Accommodation \(GOV.UK\)](#): Guidance on managing risks in communal areas.
 - [Making Your Small Block of Flats Safe from Fire \(GOV.UK\)](#): Specific guidance for small, 3-storey blocks.
 - [BS 9792:2025](#): New British Standard for conducting fire risk assessments in housing.
 - [NFCC publication](#) "Fire safety in specialised housing."
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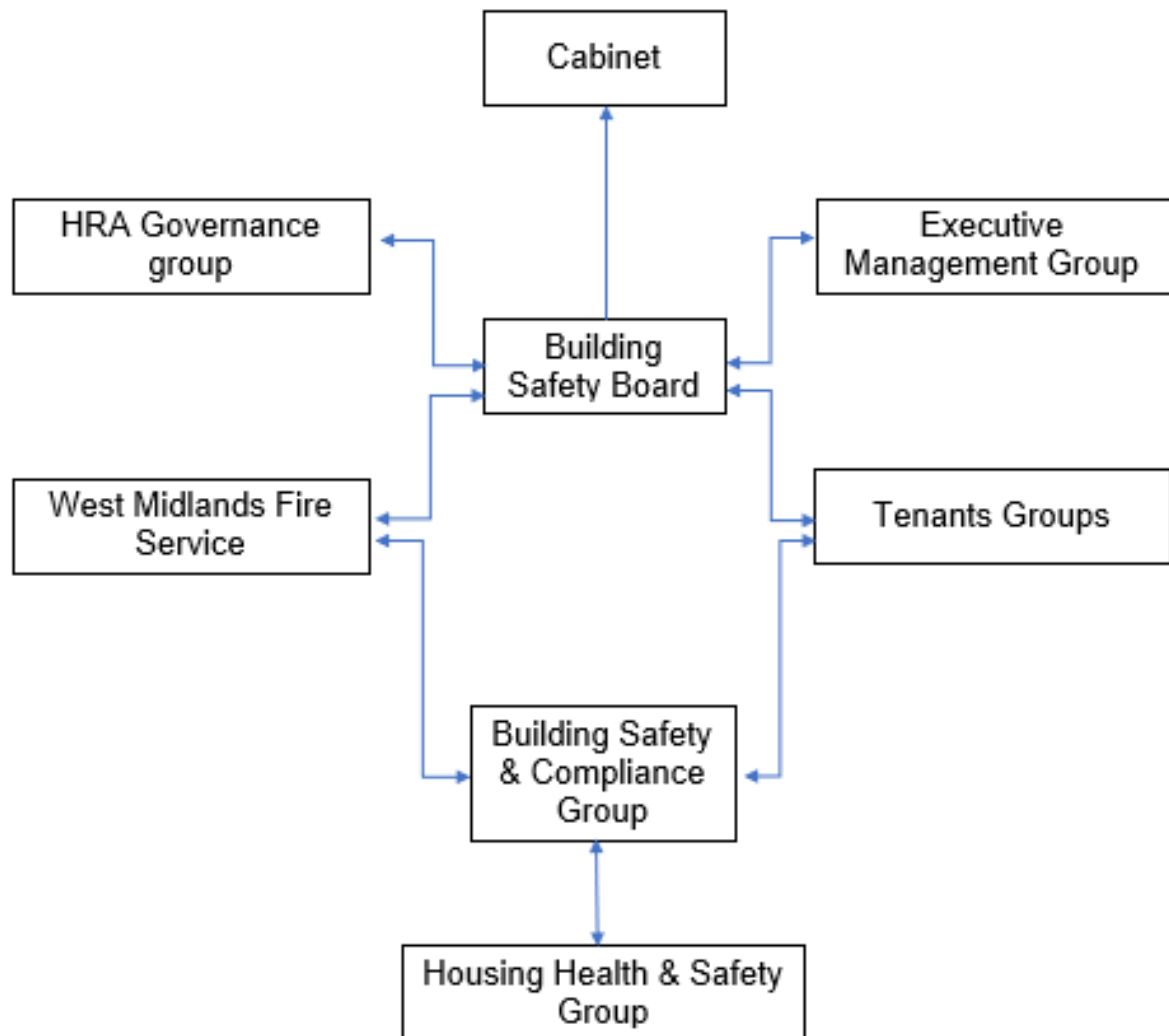
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



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

This is recorded here in [section 1](#). Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring, and review of the preventative and protective measures. The information shown above is part of this requirement.

Section**1****Executive Summary**

The executive summary of the fire risk assessment includes 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
Section 6	External Envelope An appraisal of the external wall construction including balconies, windows and doors has been undertaken on 20/08/2024 and a follow up intrusive survey on 26/08/2024 and found the materials used within the external envelope and, as part of the external wall system to be a low level of risk. Blockwork from ground to 1 st floor.	Trivial

	Wetherby EWI render system class A2 rated 2nd to 14th floor. Moeding Alphonon clay tiles class A1 rated 2nd to 14th. Alumet 3mm solid aluminium panels class A1 rated.	
Section 7	Means of Escape from Fire The means of escape are protected to prevent the spread of fire and smoke. There are 2 protected staircase's that provide a sufficient means of escape. Means of escape are ventilated using AOV system. All communal doors along the means of escape are self-closing notional fire doors with combined intumescent strips / cold smoke seals & vision panels, remediations have taken place since the previous FRA. There are 2 final exit doors to the block located at the front and rear.	Trivial
Section 8	Fire Detection and Alarm Systems Early warning is limited to hard wire or battery smoke alarms within each of the resident's Flat smoke alarms within resident's Flats are installed to a minimum of an LD3. Automatic opening vents are installed to the stairwells and on all floor lobbies.	Trivial

Section 9	Emergency Lighting Emergency Lighting is provided to the landings, protected staircase and lift motor room. The premises have a sufficient emergency / escape lighting system in accordance with BS 5266.	Trivial
Section 10	Compartmentation 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 a mix of 30-minute nominal or notional fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.	Trivial
Section 11	Fire Fighting Access & Equipment Fire hydrant adjacent the front main entrance. The dry riser serves all floors from B to P (1-14). There is a CO2 fire extinguisher within the lift motor room. There is a fire suppression system in the bin store. Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.	Trivial
Section 12	Fire Signage Sufficient signage is displayed throughout the building. However, the wayfinding signage is inconsistent with the elevator call buttons and the main sign in the main entrance lobby, which uses letters rather than numbers. This is also repeated on landing floors where	Trivial

	Letters are used to identify each floor. This could cause confusion in an emergency situation. Fire service is aware of this, and it is deemed acceptable.	
Section 13	Employee Training All staff receive basic fire safety awareness training	Trivial
Section 14	Sources of ignition The fixed electric tests should be completed every 5 years. The date of the last recorded EICR report was recorded as 16/09/2024. However, the report was recorded as unsatisfactory, this has been chased and awaiting a response. Smoking is prohibited within the communal areas of the building. No e-bikes or e-scooters were identified within the premises at the time of the fire risk assessment.	Trivial
Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation. Refuse containers are secured within the bin store. Fly Tipping issues on site	Trivial
Section 16	Control and Supervision of Contractors and Visitors Contractors are controlled centrally, and hot works permits are required where necessary	Trivial
Section 17	Fire precautions A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation on ground floor.	Trivial

Section 18	Storage Arrangements There are 3 x cleaner's store in located on the ground floor. Residents instructed not to bring L.P.G cylinders into block.	Trivial
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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 Risk:

☒ Medium Risk:

☐ High Risk:

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 ☐

Intolerable (Very High Risk)	The situation is intolerable. All or part of the building is unsafe for occupation. Significant effort and/or expenditure might be required to rectify the situation.
Substantial (High Risk)	Significant improvements are required. Urgent and/or substantial rectification work to at least normalize the risk.
Moderate (Normal Risk)	Improvements are necessary to reduce the risk to a tolerable level.
Tolerable (Low Risk)	While some very minor improvements might be required, the existing controls only require maintenance.
Trivial (Very Low Risk)	The risk to life is exceptionally low. No action is needed.

Comments

In conclusion, the likelihood of a fire is at a medium level of risk this is due to the outstanding actions still to be completed as part of this fire risk assessment and ongoing outside of the fire risk assessment.

With regard to the external façade, the materials, construction, and their constituent properties have been taken from a database provided by Sandwell Metropolitan Borough Council. A PAS9980 – FRAEW was conducted by a third party approved contractor and the findings of that report has been referenced.

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. This is due to there being sufficient compartmentation to include nominal or notional 30-minute fire doors with intumescent strips, cold smoke seals and self-closing devices to flat entrances & communal doors, combined with suitable smoke detection to a minimum of LD3 standard, automatic smoke ventilation system to each floor and a Stay Put – Unless policy.

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

Separate from the fire risk assessment, a quarterly building safety inspection checklist is in place to systematically monitor fire safety precautions, identify emerging risks, and ensure remedial actions are completed. This proactive approach supports ongoing compliance and helps mitigate risks to residents by maintaining fire protection measures, means of escape, and overall building safety. This is due to be completed on the 17/09/2026.

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.

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 where applicable.

Section

2

People at Significant Risk of Fire

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

The [Fire Safety \(Residential Evacuation Plans\) \(England\) Regulations 2025](#) aim to improve the fire safety and evacuation of residents in specified residential buildings in England who would have difficulties evacuating a building by themselves in the event of a fire (relevant residents).

This may be due to a physical mobility issue, some other disability such as having a sight or hearing impairment, or a cognitive condition. The Regulations also mandate building emergency evacuation plans in these buildings.

A resident is a 'relevant resident' for the purposes of these Regulations if the domestic premises in which they reside (which must be in scope of the Regulations) is their only or principal residence; and their ability to evacuate the building without assistance in the event of a fire is compromised as a result of a cognitive or physical impairment or condition.

Resident consent

Resident consent is required throughout every stage of Residential PEEP & PCFRA's. For instance:

- The decision as to whether to participate in Residential PEEP & PCFRA's lie with the resident and they cannot be compelled to participate.
 - The decision as to whether to agree an emergency evacuation statement lies with the resident.
 - The decision as to whether the prescribed information can be shared with WMFS lies with the resident; sharing requires the resident's explicit consent.
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The Residential PEEPs process includes a suite of measures: -

- The responsible person (typically the building owner or manager) identifying residents who need Residential PEEPs.
- A person-centred fire risk assessment – a conversation between the responsible person and the resident, if one is requested by the resident – to understand their particular risks and identify how their fire safety and evacuation can be improved.
- An emergency evacuation statement of what the resident should do in the event of a fire, (if agreed between the responsible person and the resident).
- Information for WMFS to help inform any operational response and in case they need to undertake evacuation, (but only if the resident explicitly agrees to that information being shared).
- An ongoing duty to review the person-centred fire risk assessment / emergency evacuation statement, and the building emergency evacuation plan.

These measures are set out as duties in these Regulations that the [Responsible Person](#) under fire safety legislation is legally required to meet.

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

Building Safety Managers, Resident Engagement Officers (Fire) or Fire Risk Assessors with support from a Housing Officer will conduct a PCFRA and where necessary an RPEEP following any referral or request from residents within SMBC residential properties.

When an RPEEP is in place, the relevant information will be retained 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.

There are 2 RPEEP's/PCFRA's that have been recorded in this building.

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		
Assistant Director Asset Management & Improvement Sarah Agar		
Head of Building Safety & Compliance Jon Hemming		
Building & Fire Safety Team Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Teresa Warren Donley		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Craig Hudson Louis Conway	Fire Risk Assessors Mohammed Zafeer Stuart Henley Ethan Somaiya	Resident Engagement Officers – Fire Safety Abdulmonim Khan 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

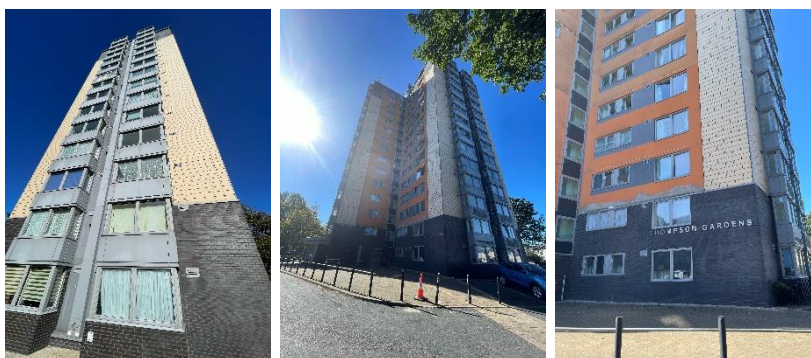
Description of Premises

1 - 89 Thompson Gardens,
Hales Lane,
Smethwick,
B67 6RX.

Description of the Property

This high-rise block was constructed in 1961 of Waites concrete / block construction surmounted by a flat roof. The block consists of 15 storeys (inclusive of the ground floor) with 5 number dwellings to the ground floor and 6 dwellings to each of the upper floors.

The height of the block is approximately 36.5 metres. For clarity, this is from the lowest adjoining ground level to the highest habitable floor level. The block is built into a slope, giving access to the main entrance on the ground floor at the front elevation and a lower ground floor, accessed from ground level at the rear elevation.



The block consists of 15 storeys (inclusive of the ground floor) with 5 number dwellings to the ground floor and 6 to each floor above. Signage in entrance lobby utilises letters for each floor. Wayfinding signage uses numbers. Original signage is also still in place.

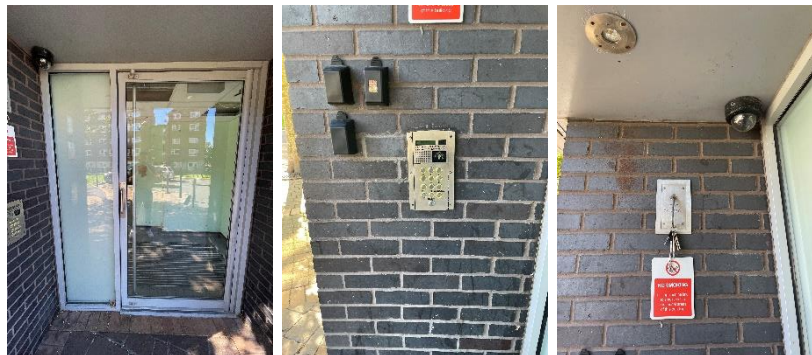
The building was refurbished in 2009; included in this was a new external wall system to all elevations. This involved brickwork to 1st floor level, Alumet 3mm solid aluminium panels (class A1) from ground to 14th floors and a combination of Wetherby insulated EWI render system (class A2), with Moeding Alphaton clay tiles (class A1) from 2nd to 14th floor levels. (Taken from a SMBC database).

All elevations have been insulated with Rockwool (Class A) materials.

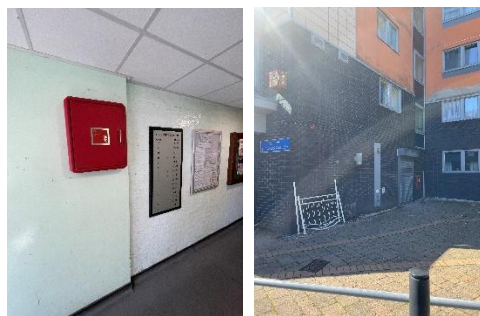
The block has a main entrance/exit to the front elevation, and a further entrance/exit located on the rear elevation. Main entrance leads to an ultimate place of safety whereas the additional exit leads to a gated area. This gated area has the ability to be locked however was not locked on the day of the risk assessment.



The main entrance to the front elevation has a door entry system with a fob reader installed. The entrance to the rear elevation is accessed by the installed fob reader. The front entrance only, has a firefighter override by use of a drop latch key. You exit the block in one fluid motion via a push to exit button.



There is a firefighter's white box externally to the right hand side of the main entrance to the front of the building. The box contains keys for the building and is secured with a bridge-door padlock. However, keys are due to be relocated into the PIB located on the ground floor. Fire services are aware of the move and will be notified when the relocation takes effect.



There is a Secure Premise Information Box (PIB) located in the ground lobby front entrance 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 documents for those with vulnerabilities who may require additional consideration if there is a fire incident (PEEP).



All floors are served with two alternating lift cars and two centrally located staircases. The lift motor room is within brick masonry construction on the roof of the building.



Communal landing areas and staircases are ventilated with the use of both manual opening windows and AOV's, which are located adjacent the dry riser outlet and on staircases landings B, G, L, M., the panel for which is located on the ground floor.

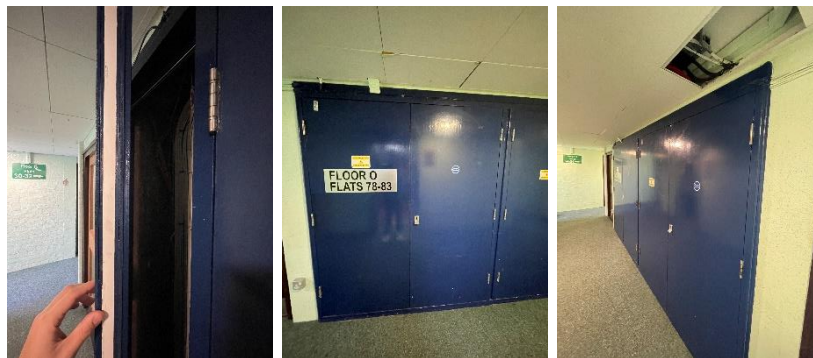


The lift motor room is within brick masonry construction on the roof of the building. Access to the lift motor room is obtained via a secured ceiling hatch from 14th floor lobby. The hatch & ladder are accessed via a suited key for 3 x padlocks. The key is stored within the firefighter's white box.

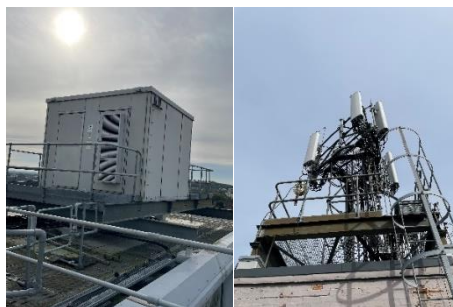
There is a firefighter's lift override switch for each lift between the ground floor lift cars. They are operated by the drop latch key.



Service riser cupbards are located centrally from ground to 14th floor secured behind predominantly Notional 54mm fire doors with individual intumescent strips and cold smoke seals, secured with type 54 suited mortice locks.



Telecommunication devices and other associated equipment has been installed throughout the exposed flat roof area.



Refuse chute serves from top floor down the the 1st floor with the bin store accessed externally, chutes are secured with the lift lobby areas on each floor behind self closing 44mm nominal fire rated doors.



There are 3 cleaner's store cupboards & and a WC located in the ground floor lobby area. One cupboard is to the right-hand side of the main entrance; another is adjacent the pump room and the third is adjacent the door to the stairwell. The WC is off the lift lobby; all doors are secured with a suited 54 mortice lock.



The block has a false ceiling throughout the premise on each lobby landing area from ground to 14th floor.



Gas risers are present and located externally



Lightning protection systems are provided for the building; The purpose of an external lightning protection system is to intercept, conduct and disperse a lightning strike safely to earth. Earth pads were noted in several locations at the base of the building.



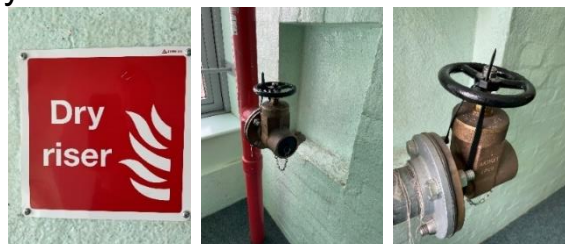
The nearest fire hydrant is to the right-hand side of the main entrance.



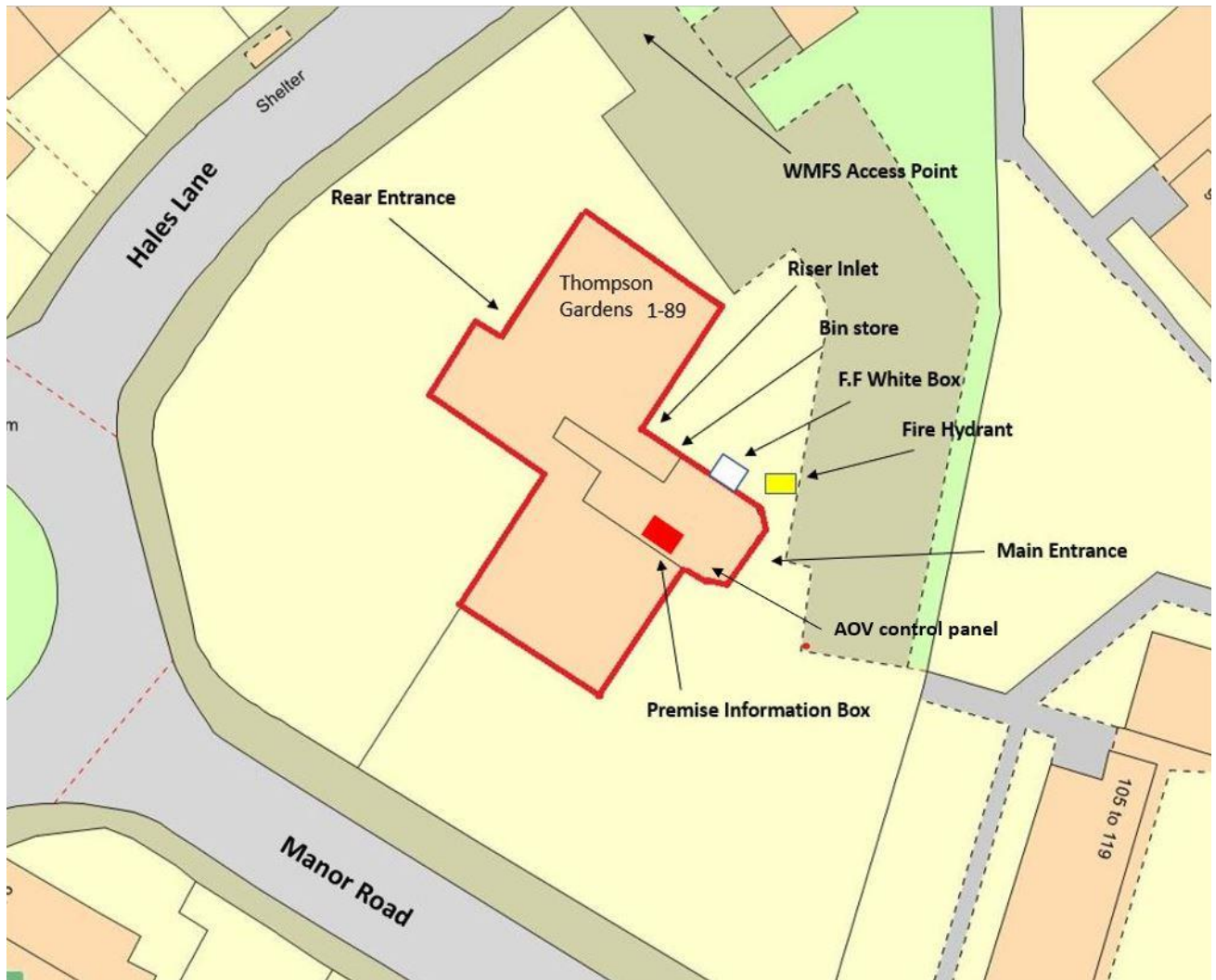
The dry riser inlet is external and to the right-hand side of the bin store. It is accessed utilising the key contained in the white box.



Dry riser outlets are available on each floor lobby. Each outlet is secured in the off position by cable tie.



Orientation Plan



On arrival Information (for WMFS)

Address: Thompson Gardens Hales Lane B67 6RX		Survey date: 24/04/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, breadth and height			
Construction	Waites. Concrete/ Brick. The façade to all elevations consists of block work to first floor level. There is a mixture of clay tiles with Rockwool insulation and an insulated render system. In addition, the areas around the windows (former balconies) to the front and rear elevations have aluminium panels		
Number of floors	15 including ground floor		
Layout	The block consists of 15 storeys (inclusive of the ground floor) Each of the floors contains 6 number dwellings except the ground floor which consists of 5. The ground floor consists of an entrance lobby, 5 flatted accommodation, water booster pump room, toilet, and caretaker's cupboard / storage room. The block has 2 exits. Main access point at the front elevation and a further entrance/ exit to the rear elevation There are two lift cars that serve alternate floors Lift A terminates at floor P and lift B terminates at floor O. 2 staircases that serve all floors located centrally within the building: Stairwell is protected with good compartmentation. 3 dwellings each side of the lift lobby area		
Lifts	2 lifts that serve alternating floors. Both lifts can be accessed from the ground floor lift lobby.		
Types of entrance doors	Flat entrance doors are predominantly FD30s Permadoor construction.		
Rubbish chutes/ bin rooms	Yes, secured behind FD30s timber doors		
Common voids	No		
Access to roof/ service rooms	The lift motor room is located on the roof and access is via a steel ladder which is secured in a metal cabinet protected by two padlocks, through a metal ceiling trap door		
Occupants	Approx. 178 based on an average of 2 occupants per flat (89)		
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	N/A		
Caretaker/ concierge	Caretaking/cleaning service that conducts regular checks of the building		
FIREFIGHTING SYSTEMS			
Water supplies	Fire hydrant is located at the MAP (Main Access Point) to the building, fire hydrant / water isolation points located on the orientation plan, there is a dry riser that serves the building outlet located on the floor plans provided. There is a water booster pump on the ground floor secured behind an FD30s door.		
Fire mains	The dry riser inlet (twin valve) is located on the nearest the MAP (Main Access Point) of the building near the bin storeroom. This can be located on the orientation plan for the block.		
Firefighting shafts	No firefighting lifts/shafts however there are two lifts serving alternating floors of the block.		
Smoke control vents	Automatic smoke control vents are located on every floor of the block, the control panel can be accessed on the ground floor nearest the MAP (Main Access Point). This can be located via the floor plans.		
Sprinkler system	A drenching system is provided to the refuse chute bin store		
DANGEROUS SUBSTANCES			
Location, type, and quantity	LIFT MOTOR ROOM – BOARD TO CEILING – BOARD - 0.2 m ² - SEALED - AMOSITE & CHRYSOTILE		
SERVICES			
Electricity	Meters are in each flat. Service cupboards are on each floor.		
Gas	Gas isolation points located on the orientation plan		

High/Low Rise	High Rise
Number of Floors	15
Height	36.5m Metres
Approximate floor area	443 Sq. Mtrs
Date of Construction	Circa 1961
Construction Type	Concrete / Brick
Last Refurbished	2000
External Cladding	Brickwork to 1 st floor level. Alumet 3mm solid aluminium panels to enclosed balconies. Wetherby insulated EWI render system. Moeding Alphaton clay tiles. Mineral wool manufactured by Rockwool has been used to insulate the external wall system.
Number of Lifts	Two.
Number of Staircases	Two.
Automatic Smoke Ventilation to communal area	Yes, to lobbies and alternate stairwells.
Fire Alarm System	No.
Refuse Chute	Yes.
Access to Roof	Access via steel ladder (secured behind metal cabinet, padlock key in white box) through metal hatch door into motor room. Access is gained to roof through a pair of full height timber doors (54 key)
Equipment on roof (e.g., mobile phone station etc)	Yes – EE Telecommunications equipment.
WMFS Audit	Yes, Last Audit recorded as 1 May 2025
Enforcement action	No
Fire strategy	Last recorded Fire Strategy Date is 08/08/2024

Persons at Risk

Residents / Occupants of 89 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)

Section 5

Building Plan

A typical floor layout showing horizontal lines of compartmentation, emergency lighting, fire detection is attached and AOVs etc.

The plans have been shared with WMFS electronically via their portal.

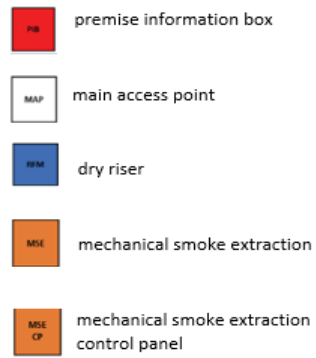
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

The plans have been shared with WMFS electronically via their portal.

Aerial View – Thompson Gardens.

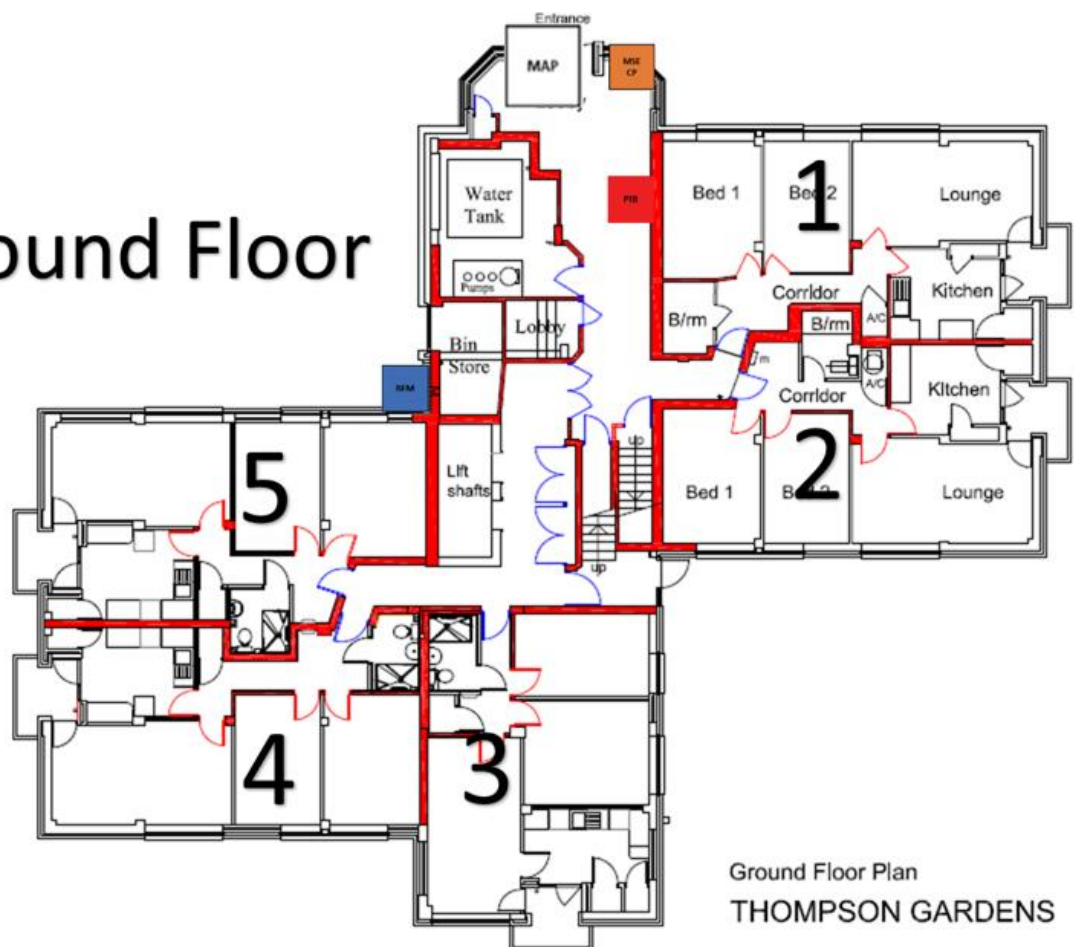


Fire Risk Assessment

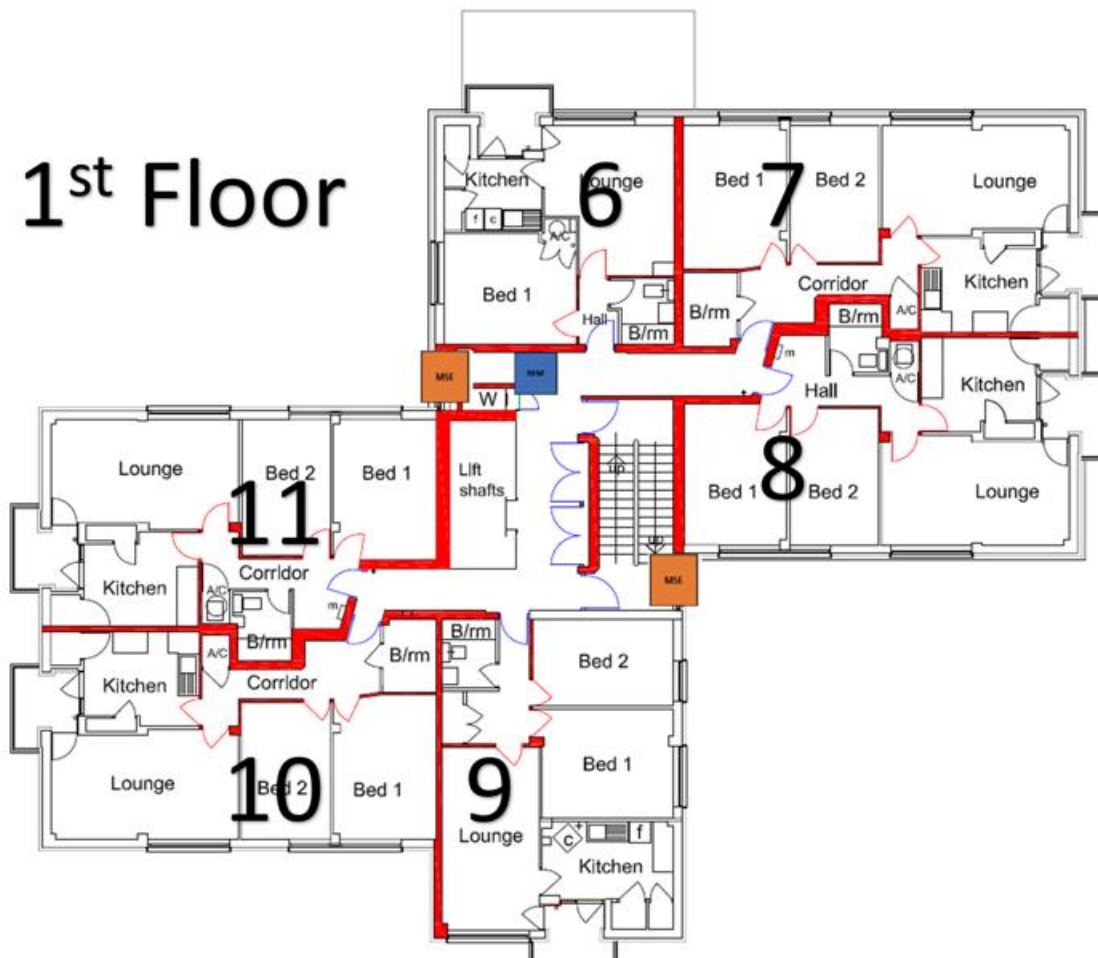


(Floor A – Ground Floor)

Ground Floor



(Floor B – typical upper floor)



Roof Layout



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.

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

An appraisal of the external wall construction including balconies, windows and doors has been undertaken in accordance with the flow chart detailed in PAS 9980:2022 – Fire Risk Appraisals of External Walls (FRAEW) for existing multi-story, multi-occupied residential buildings.

An External wall survey was completed on the 20/08/2024 This FRAEW was undertaken by Firntec Building Compliance is suggested to be reviewed on the 20/08/2025.

Following the survey an intrusive fire risk appraisal was conducted on the 26/08/2024 with suggested review date of 26/08/2025. The findings of the survey deemed the overall risk of the building to be low.

Below is a breakdown of the materials believed to be used within the external envelope and, as part of the external wall system. This is based on the information available at the time of this FRA.

Any additional screening attached to balconies will not be tolerated on balconies as this could potentially support the surface spread of flame in those areas which is an unnecessary risk.

An FRAEW was completed in August 2024 and followed the guidance in accordance and reference to PAS9980:2022 Fire Risk Appraisal of External Walls construction and cladding of existing blocks of flats – Code of Practice and addresses life safety only in the appraisal of the external walls of the building and in corresponding risk this is only in relation to the threat to the occupants in the building and not in terms of property damage or other potential objectives, such as safety of firefighters.

14 areas were inspected to gain data about the building's wall constructions.

10 Items	Effect	Risk
Wall Construction Wall type 1 - render over mineral wool (Q4I1f1)	Positive	Low
Wall Construction Wall type 2 - terracotta tiling suspended by aluminium carrier rail over mineral wool (T5WJMS)	Positive	Low
Wall Construction Wall type 3 - curtain wall with PUR insulation within aluminium framework (EC25WI)	Negative	Medium
Wall Construction Wall type 4 - brickwork with full fill cavity of mineral wool (VDG5LS)	Positive	Low
Attachment Cantilever Balcony (AKGYEF)	Positive	Low
Penetration Aluminium (VG5UL1)		
External Window Top, Mid, Side Hung Casements (REV6Y9)	Positive	Low
External Window Top, Mid, Side Hung Casements (ZHLHWW)		
External Window Top, Mid, Side Hung Casements (E2K15H)		
External Door Single Leaf Entrance Doors (UKVXIQ)	Positive	Low

Following this a risk factor analysis was completed, The risk factor analysis is a three-stage process, rating the wall construction fire performance (1), façade configuration (2), and fire strategy/fire hazards (3) on a sliding risk scale. The risk scale is expressed as “high”, “medium” and “low” in a continuum, left to right, from “high” risk to “low” risk.

Stage 1 rates the fire performance risk factors of the wall construction. Once fire performance factors have been considered,

Stage 2 overlays the risk factors of the façade configuration to determine the effect this has on where the risk now lies on the scale.

The final Stage 3 overlays the risk factors arising from consideration of the fire strategy and fire hazards (including limitations of fire and rescue service intervention).

The Results of the risk factor analysis found the risks to be **Low**.

See below the overall findings of the FRAEW with attached risk rating. For full details regarding the FRAEW please refer to the source documentation.

Overall Building Risk Rating

Low

Our professional opinion is that overall this Building represents a Positive PAS9980:2022 Outcome.

Recommended Remediations

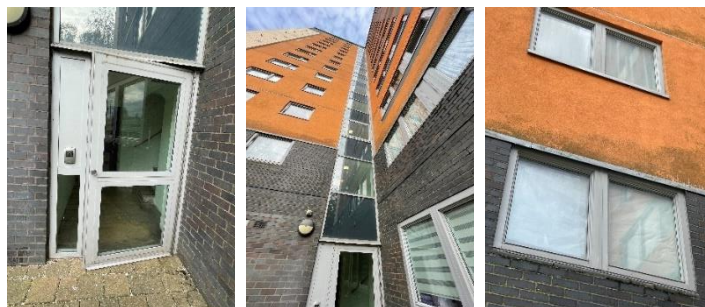
No recommended remediations identified.

Recommended Interim Measures

No recommended interim measures identified.



- 1) 1 – 89 Thompson Gardens has 4 separate areas of cladding that make up the external wall system, these consist of: -
 - Brickwork ground to first floor.
 - Alumet 3mm solid aluminium panels (class A1) - ground to 14th floors (enclosed balconies).
 - Wetherby EWI render system (class A2) – 2nd – 14th floors.
 - Moeding Alphonat clay tiles (class A1) – 2nd – 14th floors.
- 2) Mineral wool manufactured by Rockwool (class A1) has been used to insulate the external wall system.
- 3) Entrance doors are powder coated aluminium glazed units. All windows are double glazed units in powder coated aluminium frames.



- 4) Telecommunication devices are located on the roof of the building, no access during this FRA, photos taken from previous FRA.



- 5) All windows are double glazed units housed in timber frames with an external powder coated aluminium face.



Section

7

Means of Escape from Fire

The means of escape within the building are protected to limit the spread of fire and smoke through the provision of a mixture of certified / nominal (flat entrance doors) and notional / nominal (communal doors) FD30s fire doors installed within walls and floors that are assumed to provide a minimum 60-minute fire resistance and adequate fire stopping. This combined with suitable travel distances, two staircases serving all floors, and ventilation by way of manual opening windows and AOV system with sufficient detection to operate AOV's. It is deemed that the combination of these measures creates a suitable and sufficient means of escape. Noting that the strategy for the block is stay put unless.

- 1) Individual flat doors are predominantly nominal self-closing 30-minute composite fire door sets with intumescent strips, cold smoke seals. Doors are predominantly manufactured by Permadoor or Nationwide.



- 2) Access was not gained to a sample of properties as part of this fire risk assessment an inspection of the external leaf of each flat entrance door was completed. Based on samples taken, previous fire risk assessment and information kept on file (JM) found that flat entrance doors were in good working condition unless otherwise stated as part of this fire risk assessment. Note that flat entrance door checks are completed annually by the Fire Rapid Response team In accordance with Regulation 10 of the Fire Safety (England) Regulations 2022

- 3) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum. Dead end scenarios are present within the corridor along the means of escape however travel distances from the furthest flat entrances door to relative place of safety (staircase) are within 7.5m and therefore sufficient.



- 4) The communal landing / staircases are protected by use of self-closing 44mm notional or nominal timber 30-minute fire doors with vision panels & intumescent strips / cold smoke seals.



- 5) The means of escape are ventilated by the way of manual opening windows and Automatic smoke ventilation. The AOV system is tested, inspected, and maintained by a competent, procured contractor in accordance with BS7346. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. Automatic opening vents have been installed to the stairwell on floors B (1st), G (6th), L (10th), M (11th) and on all lobby landings floors B to M (1st - 11th).



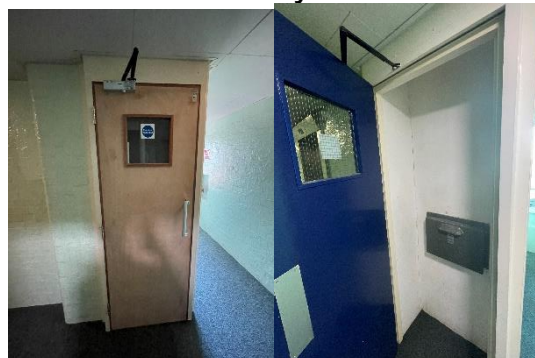
- 6) The site has 2 protected staircases that serve all floors providing adequate means of escape. Each staircase in width is 955mm from handrail to wall & 1040mm from wall to wall. Ventilation is provided via AOV systems in the stairwell.



- 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).



- 8) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 9) The chute room doors on each floor are 44mm nominal 30-minute fire doors with combined intumescent strips & cold smoke seals and overhead self-closing devices. Chute room on ground floor can be locked however all others are always accessible.



- 10) Service cupboards are 54mm notional fire doors with intumescent strips and cold smoke seals, secured with type 138 suited mortice locks to allow residents access to their electricity meters. The service cupboard to the ground floor is 54mm and lined with Superlux fire resistant board. The service cupboard to floor E is also lined with Superlux. Evidence of fire stopping taking place within service cupboards.

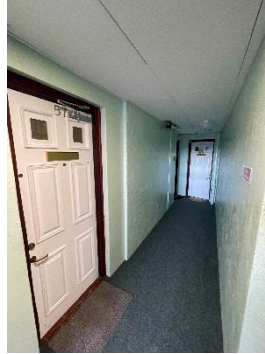


- 11) Emergency lighting is provided to communal landings and stairs. Checks are done on a monthly basis by Sandwell MBC in house electrical team or approved contractor.



- 12) 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. This was found satisfactory with no items stored within communal areas.
- 13) The surface coatings to the communal areas are a minimum of Class O rated, this is deemed acceptable as a product of the time of construction, should any changes in the surface coating take place they will be required to be a minimum of Class B-s3,d2
-

- 14) Individual floor mats were noted outside some flats. Fire rating of the mats is unknown but deemed to be a trivial risk.



- 15) Stop taps are exposed within the communal areas with some stop taps being connected to individual meters located in the flat entrance lobby.



- 16) Multiple damaged and displaced suspended ceiling tiles were identified throughout the building's communal areas on a number of floors. The damaged ceiling sections expose building services and loose cabling located within the ceiling void. While no immediate signs of fire damage or electrical defects were observed, the condition of the false ceiling system detracts from the standard of fire safety management and may increase the likelihood of damage to building services.

The exposed cabling and open ceiling voids may also hinder effective inspection and maintenance activities and could lead to unauthorised interference with electrical installations.



- 17) 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, or they are asked to leave by the emergency services.
- 18) 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.
- 19) No significant accumulation of combustible materials was identified at the time of the fire risk assessment. However, it should be noted that fly-tipping has been an ongoing issue within the building, with items periodically being left in communal areas and adjacent to final exit routes. This matter is managed through the combined efforts of the Building Safety Team, Housing Management, Caretaking Services, and Waste Management, who work collaboratively to remove such items promptly and minimise the associated fire risk and obstruction to means of escape.
- 20) Note that large plant outside flat 83 that could compromise evacuation from the flat should be removed, an email has been sent to housing officer to have this removed.



Good housekeeping is fundamental to reducing risk in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires. It also ensures escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

- 21) At the time of the assessment, it was noted that landing floors were fitted with carpet. It should be confirmed that carpets have been procured in accordance with BS 5287: 1988 specification for assessment and labelling of textile floor coverings and & BS 4790 Fire Test to Textile Floor Coverings.

These carpets have been procured by SMBC utilising third party approved contractors. Therefore, it is understood that carpets fitted meet the approved standard.

Section 8

Fire Detection and Alarm Systems

- 1) Early warning is limited to hard wire or battery smoke alarms within each of the resident's flats, and detection to operate the smoke ventilation (AOV) The equipment is subjected to a cyclical test.
- 2) Smoke detectors located within the means of escape are to operate the Automatic Opening Vents in the stairwells.
- 3) Automatic opening vents are installed to the stairwell on floors B (1st), G (6th), L (10th), M (11th) and on all lobby landings floors B to M (1st - 11th). Sufficient detectors to operate AOV located on all landings and within stairwells.
- 4) AOV panel on the ground floor had displayed fault lights on the 10th, 7th & 2nd floor and a comms fault and a battery fault, this has since been raised with the team lead for fire safety and a job has been raised.



- 5) Based on SMBC's Job Manager system, the smoke alarms within resident's flats are installed to a minimum of an LD3 Standard. The detectors are checked and records updated during the annual gas service.

For information

LD1 all rooms except wet rooms

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

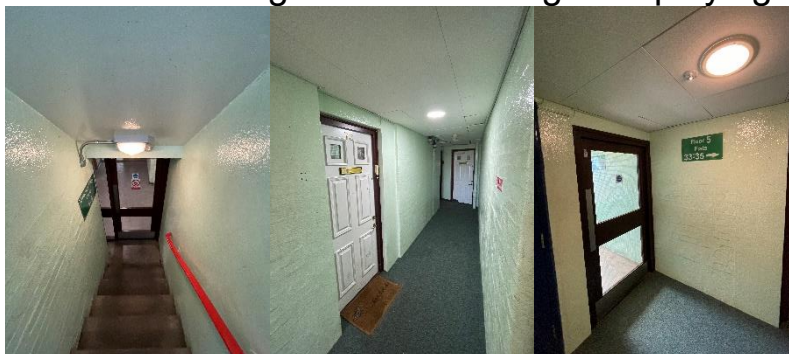
LD3 Hallway only

- 6) There is no effective means for detecting an outbreak of fire to the residential communal areas. The reason for this is:
- I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place.
- 7) A deluge system is provided to the refuse chute bin store. An approved contractor maintains the system. The frequency for the maintenance checks is twice per year (April and October) of each calendar year. The control panel for the fire suppression system is located in the WC which is off the ground floor lift lobby.
- 8) Note at the time of the assessment protective cages for some AOV detectors were missing, these were replaced while on site.
-

Section 9

Emergency Lighting

- 1) The premises has a sufficient emergency / escape lighting system in accordance with BS 5266 and has test points strategically located. Some units were flashing upon first visit however upon additional visits these lights were no longer displaying this issue.



- 2) The self-contained units are provided to the communal landings, stairs, 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) All installed equipment is checked and tested in accordance with BS 5266 by Sandwell MBC in house electrical team or an approved contractor. The date of the latest monthly test has been recorded as **12/08/2026**. The date of the last Annual test has been recorded as **30/07/2026**.

Section 10

Compartmentation

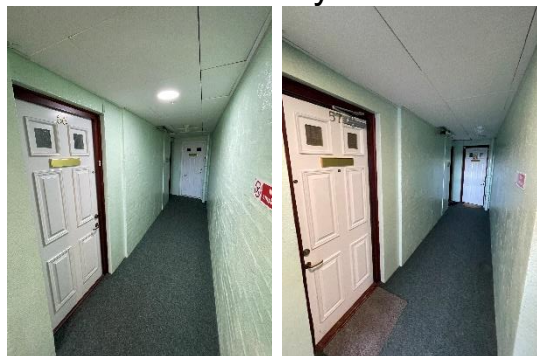
The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation. A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of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

- 1) The 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 intumescent strips and 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. *(noting that doors highlighted in the Firntec fire door survey have been addressed and remedial works coming from the report are being addressed outside of this FRA).*
 - 5) All service cupboards to communal landings are locked with suited 138 mortice locks. Residents have been provided with a key for access to their electricity metres. Superficial damage was noted to some communal doors throughout the block however this will not affect the doors performance.
-

- 6) A variety of methods / materials have been used to achieve fire-stopping including Rockwool, fire rated sponge and intumescent pillows.



- 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) Individual flat doors are a combination of certified or nominal 44mm self-closing fire doors of composite construction with intumescent strips, cold smoke seals and self-closing devices. These doors are manufactured by Permadoor or Nationwide.



- 10) Communal fire doors within the means of escape are a mixture of notional or nominal FD30s doors with vision panels. Many doors were picked up in the previous FRA remediations have since taken place and these doors are now to an acceptable standard.



- 11) The service cupboards in this building are secured by locked notional FD60s fire doors.
- 12) The doors to chute rooms are a mixture of nominal or notional FD30s door sets



- 13) Individual flat entrance doors are minimum of nominal FD30S timber fire doors.
- 14) Individual flat entrance doors were inspected in September 2026 by SMBC's Fire Rapid Response team. A total of 77 doors passed the inspection and 5 failed. Access was gained to a total of 82 flats. The occupiers of the remaining flats that require door inspections have been written to, requesting access. The Fire Rapid Response will complete repairs. An approved contractor will install any replacement. FD30s doors that are required.

The inspections have been completed on a best endeavour basis in line with Regulation 10 of the Fire Safety England Regulations 2022.

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.

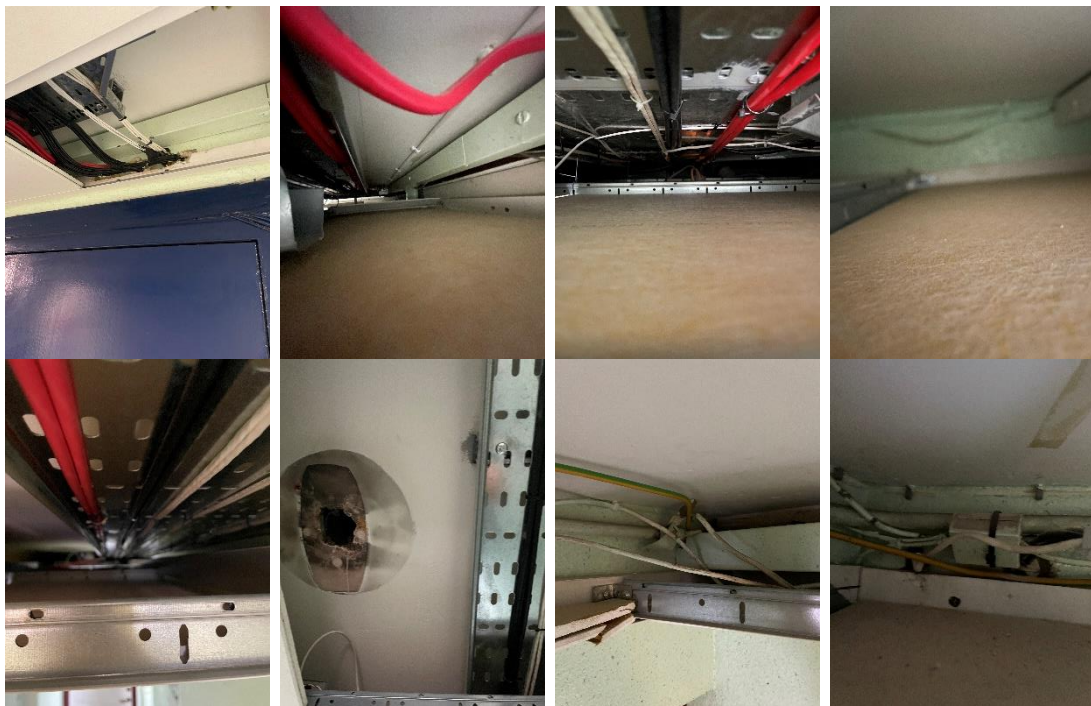
Upgraded notional fire door - A notional fire door that has been upgraded. For example, with intumescent strips and cold smoke seals.

Nominal fire door – A fire door that may meet the standards specified within the building regulations but have 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. A competent person must install the door assembly.

- 15) The corridors / staircases are protected by use of self-closing notional or nominal 44mm fire doors with combined intumescent strips / cold smoke seals and vision panels consisting of Georgian wired glazing. It was noted that some general wear and tear/ superficial damage could be seen on some of the communal doors within the block however this will not affect the doors performance.
- 16) A sample-based inspection of the suspended ceiling voids was undertaken at strategically selected locations throughout the building, including areas above communal doors, flat entrance doors, and service cupboards, to assess the condition of compartmentation and fire-stopping measures. No deficiencies relating to fire stopping or compartmentation were identified within the areas inspected.

However, evidence of historic lighting removals was noted in several locations, where openings remain within the ceiling and appear to penetrate the floor slab above. The full extent, depth, and construction detail of these openings could not be determined during the visual inspection, and it was therefore not possible to confirm whether compartmentation has been adversely affected.



Section

11

Fire Fighting Access & Equipment

- 1) The dry riser inlet cabinet is located to the side elevation to the right-hand side of the front main entrance adjacent the bin room. The cabinet is secured with a budget lock.



- 2) There is a dry riser that serves the building. The outlets are exposed and located on the communal lobby of each floor. Each exposed valve is secured with a cable tie. The caretakers check the cable tie is intact as part of their weekday inspections.



- 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.

Engineering Report Prestige Protec Systems Limited 3 Farnwood Barn Money Lane Bromsgrove Worcestershire B61 0QY 0121 453 7796 0121 453 7565 enquiries@ppslimited.net		 SAFE Fire Safety Registered ID: 301901
 Prestige Protec Systems FIRE PROTECTION FOR BUSINESS		
Site ID: SWS07CHOMP00 Site Name: SWS07 Thompson Gardens Address: Hales Lane, Smethwick	SEANDCC00 Sandwell Metropolitan Borough Council PO Box 11196 Sandwell Council House Fresh Street Oldbury, West Midlands B69 2AF	
Contact: Jason Blease System Type: Dry Riser - MAJOR Call No.: 112566 Type: Preventative Maintenance	Customer Reference: System Maintenance: Y Reason: Service Status: PASSED	
Description: Started: 26/11/25 Finished: 26/11/25 Remarks: DRY RISER TEST CERTIFICATE - PASS	Excludes travel to and from site	
Carried out in accordance with BS 9990: 2015 This is to Confirm that the System was Inspected on the Date Specified in this Certificate		

- 4) Portable fire extinguishers are in place, a (CO2) extinguisher is provided to the lift motor room, The frequency for the maintenance checks is once (October) of each calendar year.

Engineering Report

Prestige Protec Systems Limited
3 Fivewood Barn
Money Lane
Bromsgrove
Worcestershire
B61 0QY
0121 453 7796
0121 453 7565
enquiries@ppslimited.net


Prestige Protec Systems
FIRE PROTECTION FOR BUSINESS


BAFE
FIRE SAFETY
REGISTER
ID: 301001

Site ID	SMBC/THOMPSON	SSANDCOU
Site Name	SMBC Thompson Gardens	Sandwell Metropolitan Borough Council
Address	Hales Lane Smethwick	PO Box 11196 Sandwell Council House Fleeth Street Oldbury, West Midlands B69 3WF
Contact:	Jason Blewitt	Customer Reference:
System Type:	Fire Fighting Appliances B55306	System Maintained: Y
Call No. J 112499	Type: Preventative Maintenance	Reason: Service
Description:		Status: PASSED
Started: 03/10/25 @ 14:35:00	Finished: 03/10/25 @ 14:52:00	Excludes travel to and from site
Remarks: BAFE CONFORMANCE COMPLETION CERTIFICATE SYSTEM DESIGN & EQUIPMENT TESTED - SYSTEM STATUS PASSED		

- 5) Bin room is protected by deluge/sprinkler system and serviced 6-monthly.

Engineering Report

Prestige Protec Systems Limited
3 Fivewood Barn
Money Lane
Bromsgrove
Worcestershire
B61 0QY
0121 453 7796
0121 453 7565
enquiries@ppslimited.net


Prestige Protec Systems
FIRE PROTECTION FOR BUSINESS


BAFE
FIRE SAFETY
REGISTER
ID: 301001

Site ID	SMBC/THOMPSON	SSANDCOU
Site Name	SMBC Thompson Gardens	Sandwell Metropolitan Borough Council
Address	Hales Lane Smethwick	PO Box 11196 Sandwell Council House Fleeth Street Oldbury, West Midlands B69 3WF
Contact:	Jason Blewitt	Customer Reference:
System Type:	Bin Store Fire Suppression System	System Maintained: Y
Call No. J 112498	Type: Preventative Maintenance	Reason: Service
Description:		Status: PASSED
System Equipment AOE06219-15-REV-A AUTOQUENCH AQ2000 PANEL		

- 6) The bin chute is protected by an automatic chute closure plate operated by fusible link. This is serviced 6-monthly.
- 7) Access to the building for firefighting appliances can be gained via Hales Ln & Manor Rd with both providing access to a small carpark area at the front of the property, otherwise access is gained via the landscaped areas surrounding the block.
- 8) Smoke control ID and switches are located on the ground floor foyer adjacent to the SIB. Faults on the system have been raised.
- 9) The location of the nearest Hydrant is adjacent to the main access door

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) 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 the service cupboard doors adjacent the lift and photoluminescent signage on walls in lift entrance lobbies.



- 6) Wayfinding Signage depicting floor level and flat numbers are fitted to wall of each floor on the communal staircase(s).



- 7) Photoluminescent wayfinding signage depicting floor level and flat numbers are fitted to the walls on all floors and to the wall of each landing on the communal staircase. Signage that meets the requirement of ADB and Fire Safety (England) Regulations 2022. the wayfinding signage is inconsistent with the elevator call buttons, smoke control vent panel, and the main sign in the main entrance lobby, which uses letters rather than numbers. this could cause confusion. Signs should read the same to keep consistency throughout the block. *This was raised on the previous FRA and is yet to be amended. Fire services are aware of the designs in the block and following the audit these were deemed acceptable.*



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) Staff undertaking fire risk assessments on High Rise buildings are qualified to a minimum of Level 4 Diploma in Fire Risk Assessment.
- 4) Fire safety information has been provided as part of tenancy pack.
- 5) Building safety and evacuation notices are displayed in communal areas and lift cars.
- 6) Information regarding use of fire doors is provided to residents.



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

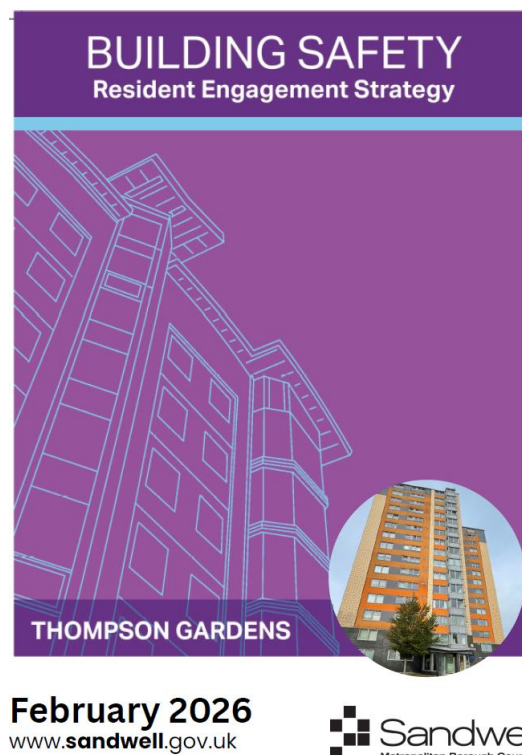


- 8) Information regarding building safety is contained within a Building Safety Notice. This is affixed to the wall on the ground floor lift lobby of high-rise blocks.

BUILDING SAFETY INFORMATION		Sandwell Metropolitan Borough Council THOMPSON GARDENS		FIRE SAFETY INFORMATION	
TO KEEP YOU SAFE WE DO THIS (When appropriate)		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (When appropriate)		SAVE LIVES, DON'T DO THIS (When appropriate)	
	Mains electrical system is tested every 5 years	FIRE ALARMS DO NOT CONNECT TO THE FIRE SERVICE. IN AN EMERGENCY, DIAL 999 OR 112 AND ASK FOR POLICE, AMBULANCE OR FIRE SERVICE.			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 must 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.
	Structural inspections conducted every 5 years				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 fire escape routes. DO NOT REMOVE THE DOOR EXCESSES.
	This building has protection against lightning strikes. The system is checked annually.	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.			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.	Further information available at www.sandwell.gov.uk , your My Sandwell account or the Fire Safety Team on 0121 569 0000. Building Safety Manager bsm@sandwell.gov.uk & Resident Engagement Officer res@sandwell.gov.uk			Smoke detectors in common areas are to open automatic vents and not to raise the alarm.
	The external facade is brickwork, rockwool insulated render (A2), clay tiles (A1) & solid aluminium panels (A1). A1 = Non-Combustible, A2 = Limited Combustibility.				Bin rooms have sprinkler protection activated by smoke alarms.

- 9) The latest resident engagement strategy was updated in February 2026 with surveys taking place in June 2025. A resident engagement exercise achieved a 28% response rate (25 households). Feedback was generally positive, with 80% of respondents stating they feel safe within their own home and 76% reporting that they feel safe in the communal areas of the building. In addition, 100% of respondents were satisfied with the frequency of smoke alarm testing undertaken by Sandwell Council.

There have been no reported fire incidents within Thompson Gardens during the previous 12 months.



Section 14

Sources of Ignition

- 1) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.
- 2) Hot working is not normally 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
- 4) The fixed electrical installation shall be tested every 5 years. It was noted that the last inspection was recorded as satisfactory and was completed 18/12/2025
- 5) The electrical installation i.e., risers are contained within dedicated service cupboards that are secure and protected by means of a nominal FD60s door.
- 6) There is lightening 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 external.

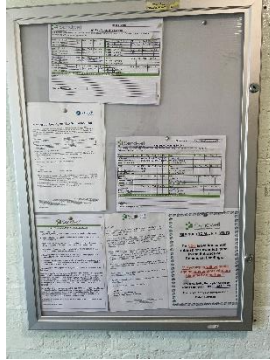


- 9) There are no communal cooking facilities or shared community rooms available for resident use within the building.
- 10) There are no electric vehicle charging facilities installed or provided at this building.

Section 15

Waste Control

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



- 2) Refuse containers are located in the bin store to the side elevation which is the right-hand side of the main entrance. Access is via a motorised roller shutter; key is stored in the firefighter's white box. All refuse containers are emptied regularly.
- 3) Regular checks by Caretakers minimise risk of waste accumulation.
- 4) 'Out of Hours' service in place to remove bulk items.
- 5) Issues Regarding fly tipping with multiple call outs in recent weeks this is being actioned by the combined efforts of building safety, housing officers, estate management and waste management, a campaign to educate residents is also underway including new signage and regular resident engagement.



section
16

Control and Supervision of Contractors and Visitors

- 1) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 2) 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

Fire Precautions

- 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 are currently ongoing issues at the block regarding ASB, joint efforts between multiple teams within the council are dealing with this.
 - 4) The perimeter of the building is well illuminated.
 - 5) There have been no reported fire incidents since the last FRA.
 - 6) Quarterly building safety inspections are undertaken by the Building Safety Manager to assess general building safety and fire safety matters. These checks are often conducted in conjunction with other officers that operate within the block. Any issues identified during these inspections are managed and actioned through the appropriate building safety processes outside of this Fire Risk Assessment. The most recent inspection was completed on **17/09/2026**.
 - 7) The Council operates a policy prohibiting the charging of e-bikes and e-scooters within communal areas. Residents must obtain prior approval from the Council before bringing e-bikes or e-scooters into the building. Approval is only granted for fully certified units used with compatible chargers, where a suitable and safe charging location is available within the resident's flat. Applications may be refused where the Housing or Building Safety Team considers the proposed storage, charging, or use arrangements to present an unacceptable level of risk.
 - 8) No e-bikes, e-scooters, or other similar battery-powered personal transport devices were identified within the premises at the time of the fire risk assessment.
 - 9) A Mandatory Occurrence Reporting (MOR) system is in place in accordance with the Building Safety Act and associated regulations for Higher-Risk Residential Buildings. The system enables the
-

reporting, assessment, recording, and escalation of building safety occurrences, including incidents or risks associated with fire and smoke spread or structural failure that could pose a risk of serious harm to residents. Reportable occurrences are managed and, where required, notified to the Building Safety Regulator in accordance with statutory

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.
 - 6) The storage and charging of battery-powered mobility scooters, e-scooters, and e-bikes are managed in accordance with SMBC policies and procedures.
-

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:

Thompson Gardens

Date of Action Plan:

29/09/2026

Review Date:

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
No new actions have been raised as a result of this Fire Risk Assessment. This does not indicate an absence of fire safety risks or building safety concerns within the premises. Rather, any relevant issues identified at the time of the assessment had already been identified through other inspection, maintenance, or building safety management processes and were being managed through existing action plans. Examples include the removal of fly-tipping and combustible materials within and around the building. As these matters are already subject to separate monitoring and remedial action, it was not considered necessary to duplicate them within this Fire Risk Assessment action plan. The assessor is satisfied that appropriate arrangements are in place to address these issues through existing management processes. Therefore, the current risk rating will remain tolerable until these issues are remediated.					

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)

Some communal stairway doors show signs of wear and tear due to age. Consideration should be given to upgrade all doors with certified FD30s door sets as part of future programmed works.

Ensure lift call buttons, AOV panel and main entrance lobby sign are consistent with wayfinding signage. Following a fire service audit the signage was deemed acceptable. SMBC have taken measure to adapt the ground floor signage to align with wayfinding and lift call buttons.

Future works must not involve cutting or damaging fire door frames, whether by council staff or third-party contractors, as this can significantly reduce the performance of the door. During future refurbishment, certified FD30s fire doors should be installed, and clear instructions issued to ensure that no alterations or installations are carried out that could undermine the integrity of the fire doors.

Multiple damaged and displaced suspended ceiling tiles were observed throughout the communal areas. This has resulted in exposed ceiling voids and loose cabling, increasing the risk of damage to building services and unauthorised interference with electrical installations. Consideration should be given to repairing all ceiling tiles.

Consideration should also be given to the provision of a secure external bin store located at least 6 metres from the building to help reduce recurrent waste accumulation and associated fire risks.

Fire Risk Assessment

Officer	Louis Conway	Qualifications	L4 Diploma
Signed		Date	29/09/2026
Contact details	0121 569 7474		

Verified	Carl Hill	Qualifications	L4 Diploma
Signed		Date	30/09/2026
Contact details	0121 569 7474		

Action plan approved by	Anthony Smith	Job Role	Team Lead Building Safety
Signed		Date	30/09/2026
Contact details	0121 569 7474		

Appendix 1

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

Name of property: Thompson Gardens

Updated: 13/01/2026

Tel. No.: 0121 569 7474

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing Tel:- 0121 569 7474 . <i>Include survey</i>



Report No.: J420753
 Nature of Work: Management Survey
 Issue Date: 13/01/2026
 Client Name: Sandwell MBC (formerly Homes)
 Building Services, Direct 2 Trading Estate, Roway Lane,
 Oldbury, West Midlands, B69 3ES
 UPRN: BL21740TH14 14
 Site Address: Thompson Gardens 1-89 (O&E), Smethwick, B67 6RX



Order Placed By: Jon Hemming
 Site Contact: Communal
 Date(s) of Work: 16/06/2025 to 18/06/2025
 Technical Manager: D Ely CCP (Asbestos)
 Assistant Surveyor(s): Elliott Hickman, Scott Reeves

Lead Surveyor:

Authorised Signatory:

Anton Rickards
Asbestos Surveyor

Joe Beddall
Deputy Technical Manager
13/01/2026

Non-accredited activities are present within this report.

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