

Fire Risk Assessment

Thompson Gardens



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

Date Completed: 23/09/2025.

Review Period: 12 months.

Officer: A. Jones Building Safety Manager

Checked By: A. Froggatt Building Safety Manager

Current Risk Rating = Tolerable

Subsequent reviews

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

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Section

0

Introduction

The [Regulatory Reform \(Fire Safety\) Order 2005 \(RR\(FS\)O\)](#) places a legal duty on landlords to complete a fire risk assessment (FRA). Specifically, RR(FS)O article 9. — (1) *“The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order”*.

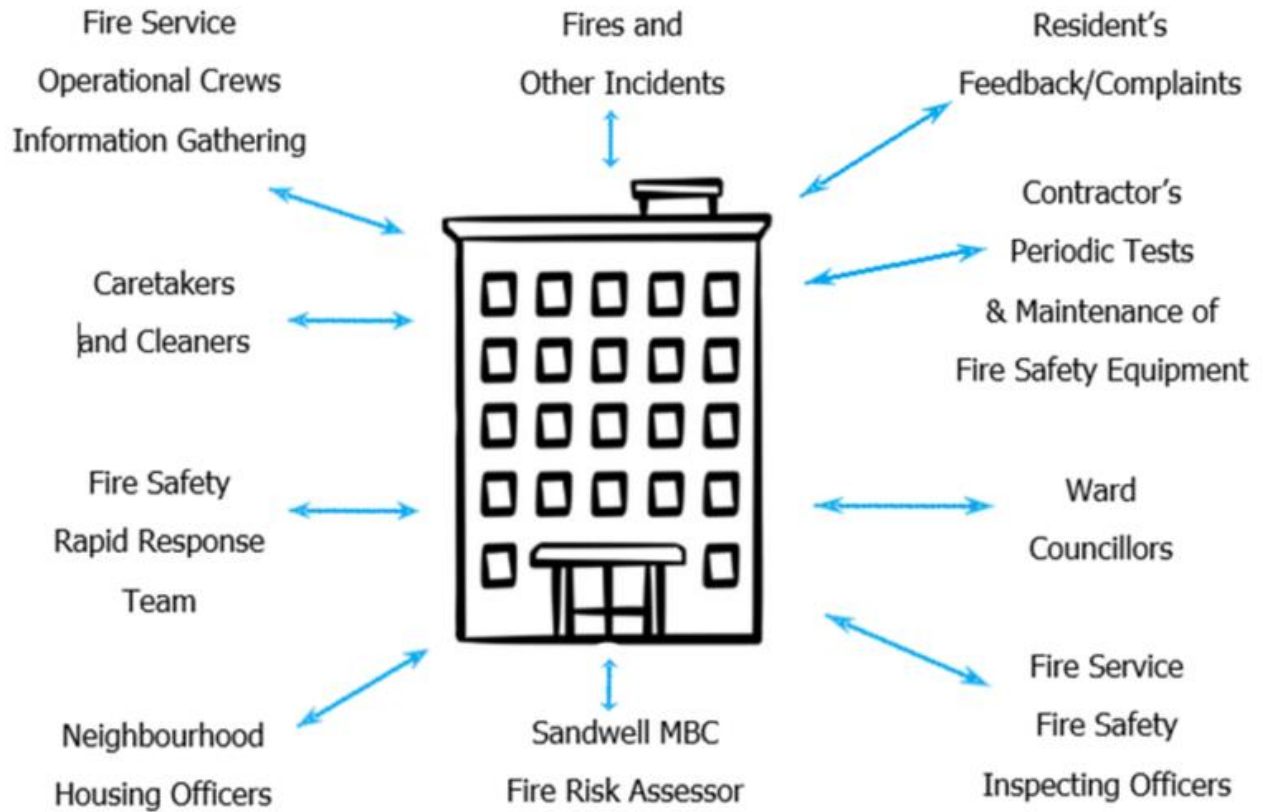
This fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>.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

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

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

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

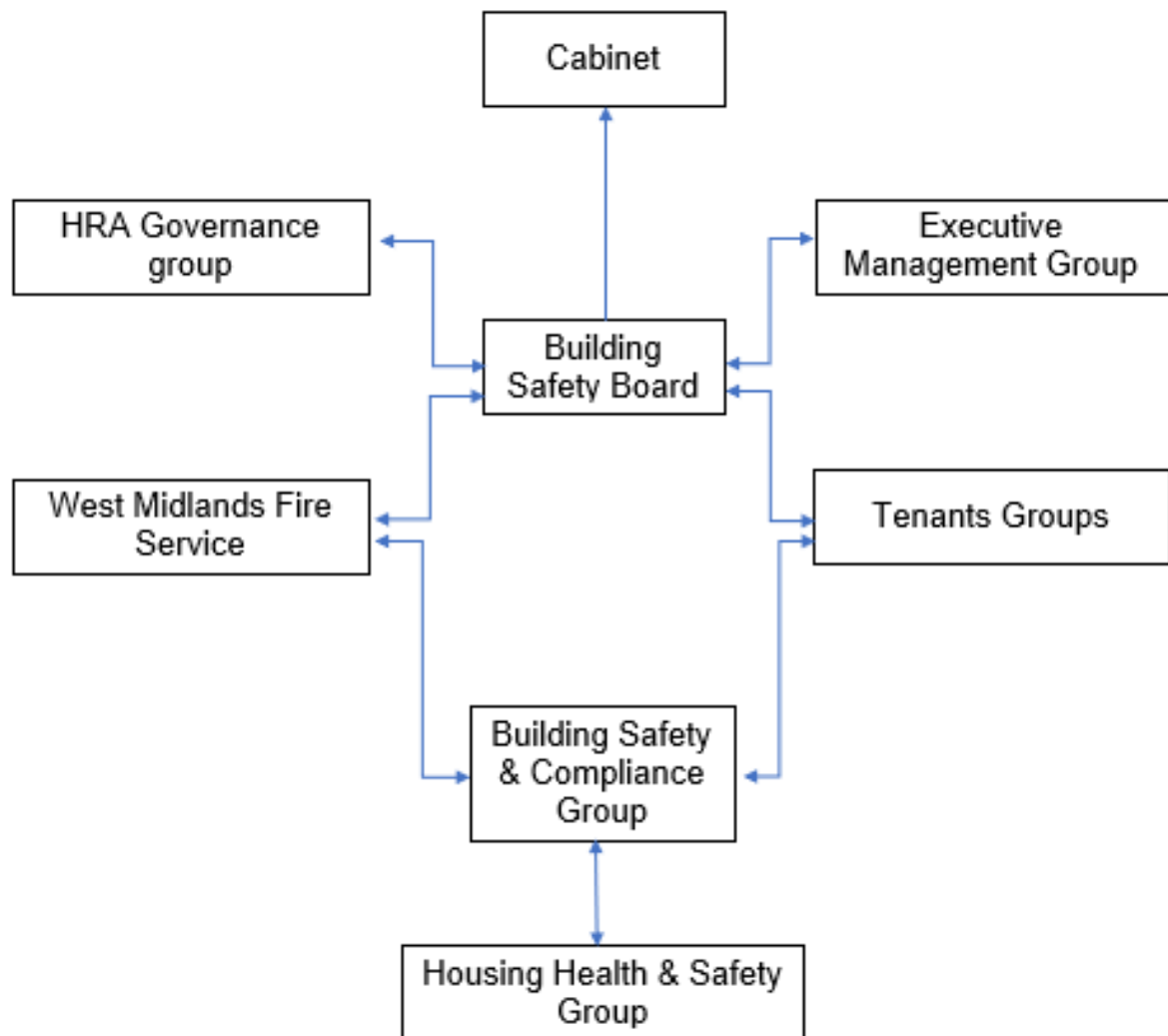
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

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

Governance Structure



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

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

Section**1****Significant findings**

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	External Envelope Blockwork from ground to 1 st floor. Wetherby EWI render system class A2 rated 2 nd to 14 th floor. Moeding Alphonat clay tiles class A1 rated 2 nd to 14 th . Alumet 3mm solid aluminium panels class A1 rated.	Trivial

Section 7	<p>Means of Escape from Fire</p> <p>There are 2 protected staircase's that provide a sufficient means of escape.</p> <p>All communal doors along the means of escape are self-closing notional fire doors with combined intumescent strips / cold smoke seals & vision panels.</p> <p>Several staircase doors need remedial action to ensure they are fit for purpose. See main body of the report.</p> <p>Flat 51 – The self-closer requires adjustment to ensure the door closes correctly.</p> <p>Reinstate missing tiles to suspended ceilings in lobbies as described in the main body of this report.</p>	<p>Tolerable</p>
Section 8	<p>Fire Detection and Alarm Systems</p> <p>Fire detection within the flats are installed to a minimum of an LD3 standard. The majority of flats sampled at the time of the assessment were installed to an LD1 standard.</p> <p>Automatic opening vents are installed to the stairwells and on all floor lobbies.</p> <p>The automatic vent detector heads (AOV's) on Floor C, outside flat 14 & 17 has two protective cage covers missing.</p> <p>A fire suppression system is provided to the bin store.</p>	<p>Tolerable</p>
Section 9	<p>Emergency Lighting</p> <p>The premises have a sufficient emergency / escape lighting system.</p>	<p>Trivial</p>

Section 10	<p>Compartmentation</p> <p>The building is 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>All communal & flat entrance doors are minimum 30-minute fire doors with intumescent strips & cold smoke seals, including those in 1-hour rated walls.</p> <p>All service / storage cupboard doors are minimum 44mm 30-minute fire doors. Majority are 54mm 1-hour fire doors.</p> <p>There are 5 x communal doors that have recently been fitted, these doors need adjustment to ensure there are effective in preventing the products of combustion from spreading through compartments.</p> <p>Several electrical cupboards require further work to ensure compartmentation can be achieved.</p>	<p>Tolerable</p>
Section 11	<p>Fire Fighting Equipment</p> <p>There is a fire hydrant adjacent the front main entrance.</p> <p>The dry riser serves all floors from B to P (1-14).</p> <p>There is a CO2 fire extinguisher within the lift motor room.</p> <p>There is a fire suppression system in the bin store.</p> <p>Maintenance contracts are in place to service the dry riser twice yearly and the fire extinguisher annually.</p>	<p>Trivial</p>

Section 12	<p>Fire Signage</p> <p>Sufficient signage is displayed throughout the building.</p> <p>The wayfinding signage is inconsistent with the elevator call buttons, AOV repeater panel and the main sign in the main entrance lobby, which uses letters rather than numbers.</p> <p>This is also repeated on landing floors where Letters are used to identify each floor. The Assessor thought that the signage could cause confusion, particularly in an emergency.</p> <p>WMFS have conducted an audit on the building, and this issue has been discussed. It was subsequently dismissed. There were no concerns on behalf of WMFS with this point.</p>	<p>Trivial</p>
Section 13	<p>Employee Training</p> <p>All staff receive basic fire safety awareness training.</p>	<p>Trivial</p>
Section 14	<p>Sources of Ignition</p> <p>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 and several points require remedial action.</p>	<p>Tolerable</p>

Section 15	Waste Control Regular checks by Caretakers minimise risk of waste accumulation. Discarded waste was removed by the caretaking team. Refuse containers are secured within the bin store.	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	Arson Prevention A door entry system prevents unauthorised access. Perimeter lighting is in place. CCTV is in operation.	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

Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

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

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

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, including the enhancement of firestopping to cable penetrations within some service cupboards and the re-fitting of, or adjustment to self-closing doors located on stairwells and some adjustments to flat entrance doors.

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.

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 owing to there being sufficient compartmentation to include FD30s doors to flat entrances, notional 30-minute fire doors upgraded with intumescent strips / cold smoke seals to stairwell doors & nominal 60-minute fire doors to service cupboards also with intumescent strips and cold smoke seals, alongside suitable smoke detection. Residents confirmed that smoke detection within flats is installed to a minimum of an LD3 standard, Majority of flats are to an LD2 standard which is consistent with the assessor's findings, 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.

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

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

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

Section**2****People at Significant Risk of Fire**

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

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

Sandwell Council 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.

Property No	Referral date	Date completed	Review date	Additional observations

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		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Fire Safety Jason Blewitt		
Housing Office Manager Theresa Warren Donley		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway	Fire Risk Assessors Craig Hudson Mohammed Zafeer Stuart Henley	Resident Engagement Officers – Fire Safety Abdulmonim Khan Ethan Somaiya Hannah Russon

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

Section 4

Description of Premises

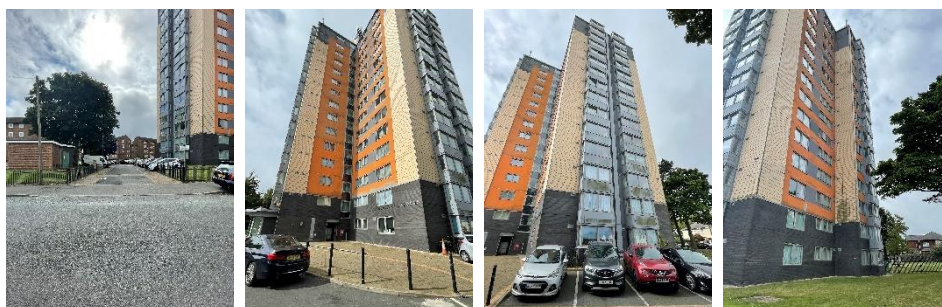
This type 1 fire risk assessment encompasses the high rise building that is known as:

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 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 was insulated with Rockwool (Class A) materials.

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



All access/egress doors to the building are fitted with an electronic fob reader. This should prevent unauthorised access to the building. The main entrance door at the front of the building also has a firefighter override by use of a drop latch key.



There are two lift cars at ground floor level, either lift, services alternate floors throughout the building.



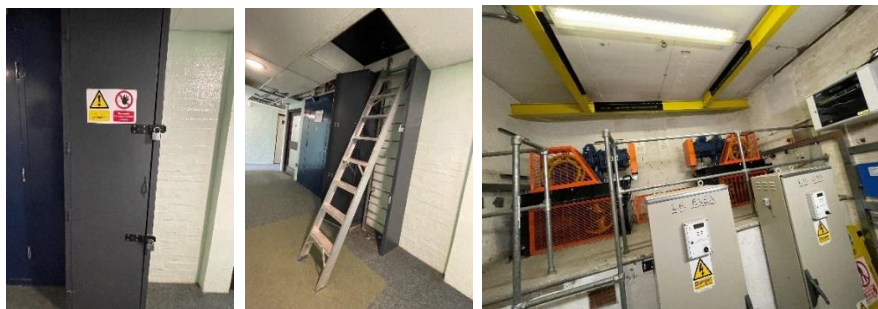
There are two centrally located staircases within the building.



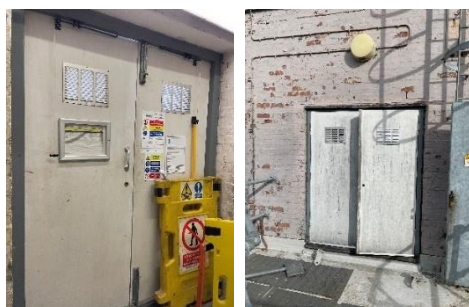
Each floor is identified by letters A – P. Following the previous fire risk assessment in 2023 floors above ground can also be identified by numbers 1 – 14.



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.



Access to the exposed roof area is gained via doors from the lift motor room.



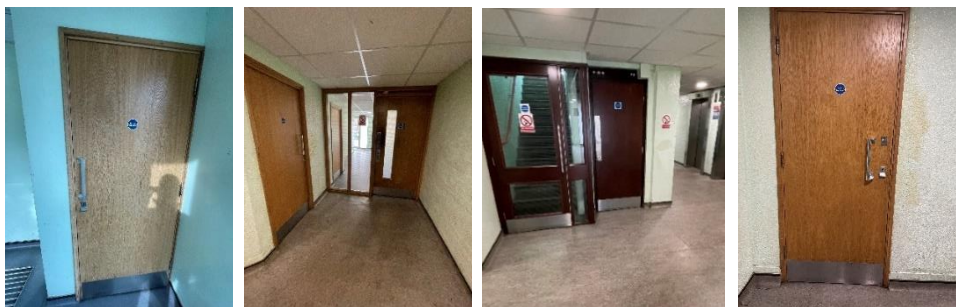
Telecommunication devices and other associated equipment has been installed throughout the exposed flat roof area.



There is a pump room located on the ground floor lobby adjacent the Premise Information Box. The key to this door is a suited 54 key and is kept in the firefighter's white box.



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.



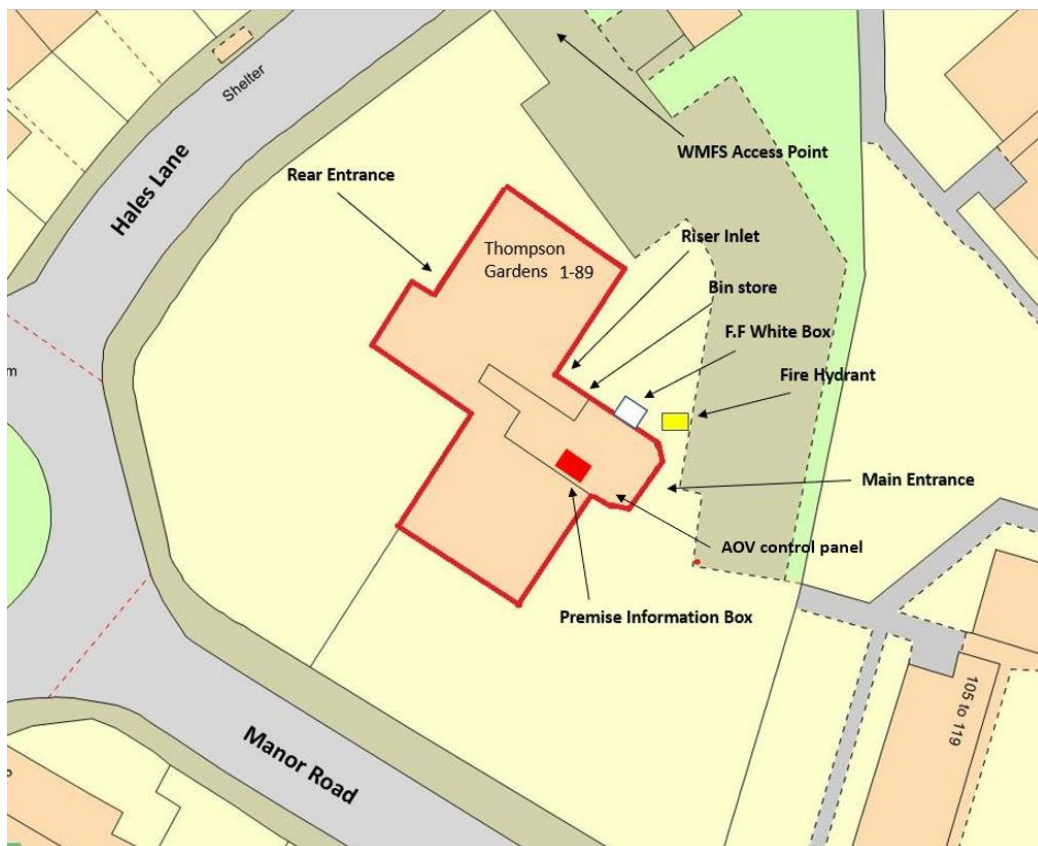
Lightning protection systems are provided for the building; The purpose of an external lightning protection system is to intercept, conduct and disperse a lightning strike safely to earth. Earth pads were noted in several locations at the base of the building.



The 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.

On arrival Information (for WMFS)



There is a firefighter's white box located externally, to the right-hand side of the main entrance. The box contains keys for the building and is secured with a bridge-door padlock.



Access to the building can be gained via the firefighter's door override switch utilising the drop latch key from the white box at the main entrance.



There is a Secure Premise Information Box (PIB) located in the ground floor front entrance lobby. It is a Gerda box that utilises a standard WMFS suited key held on each fire appliance. 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).



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.



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.

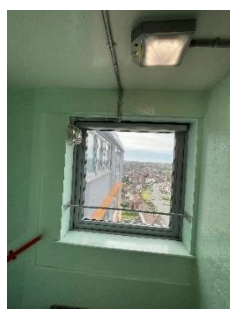


Dry riser outlets are available on each floor lobby. Each outlet is secured in the off position by cable tie.



Fire Risk Assessment

Automatic opening vents are installed to each floor lobby adjacent the dry riser outlet and on staircases landings B, G, L, M. The information panel & override switch are located on the left as you access the main entrance.



Address: Thompson Gardens Hales Lane B67 6RX		Survey date: 24/04/2023	ON ARRIVAL INFORMATION
BUILDING LAYOUT			
Size: Width, breadth and height			
Construction	Wates. 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	<p>The block consists of 15 storeys (inclusive of the ground floor) Each of the floors contains 6 number dwellings accept the ground floor which consists of 5.</p> <p>The ground floor consists of an entrance lobby, 5 flatted accommodation, water booster pump room, toilet, and caretaker's cupboard / storage room.</p> <p>The block has 2 exits. Main access point at the front elevation and a further entrance/ exit to the rear elevation</p> <p>There are two lift cars that serve alternate floors Lift A terminates at floor P and lift B terminates at floor O.</p> <p>2 staircases that serve all floors located centrally within the building; Stairwell is protected with good compartmentation.</p> <p>3 dwellings each side of the lift lobby area</p>		
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.
Number of Floors	15.
Date of Construction	1961.
Construction Type	Concrete / Brick.
Last Refurbished	2009
External Cladding	Brickwork to 1 st floor level. Alumet 3mm solid aluminium panels to enclosed balconies. Wetherby insulated EWI render system. Moeding Alphonat 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.

Persons at Risk

Residents / Occupants of 89 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

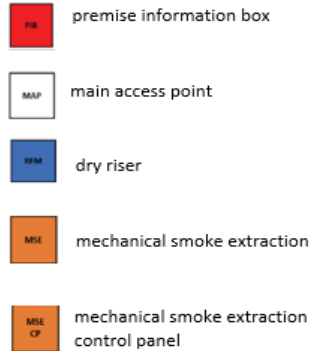
Building Plan

Aerial View – Thompson Gardens.



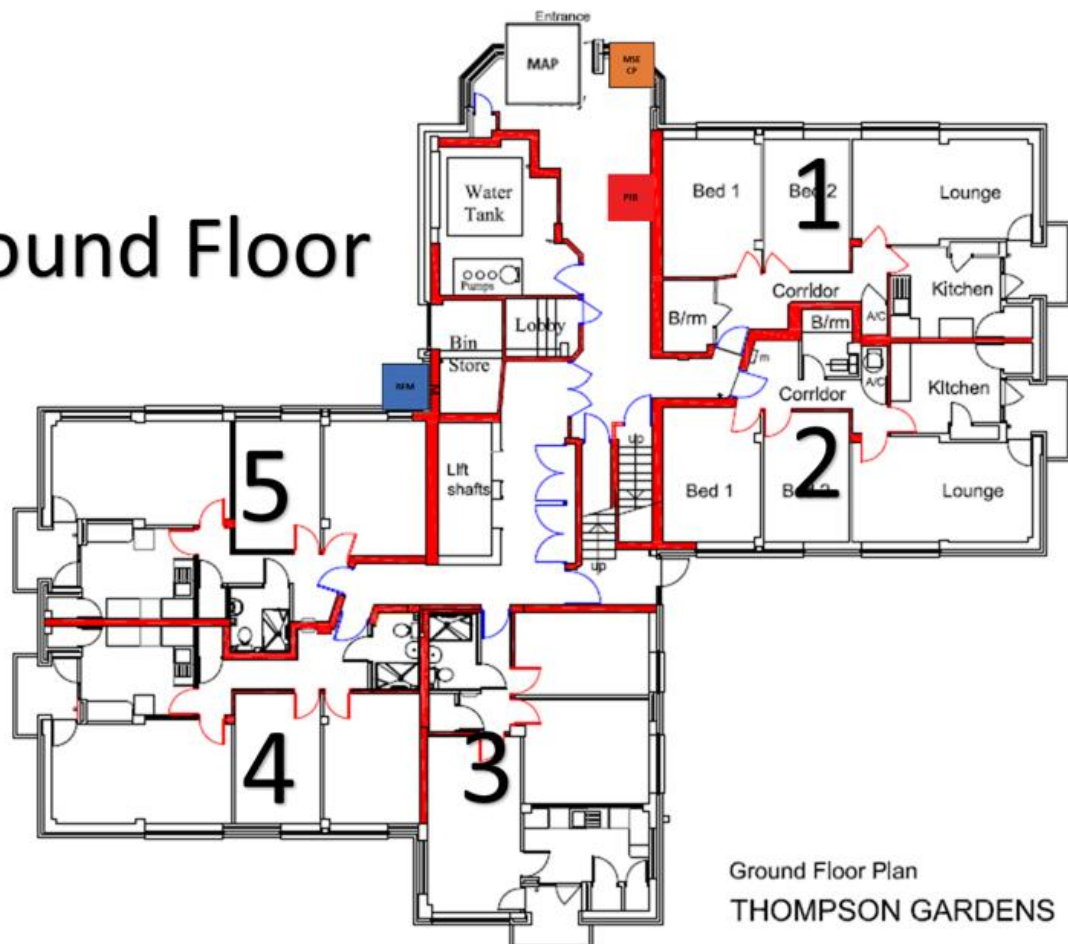
A typical floor layout showing horizontal lines of compartmentation, lift shafts, dry riser installation and AOVs etc.

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



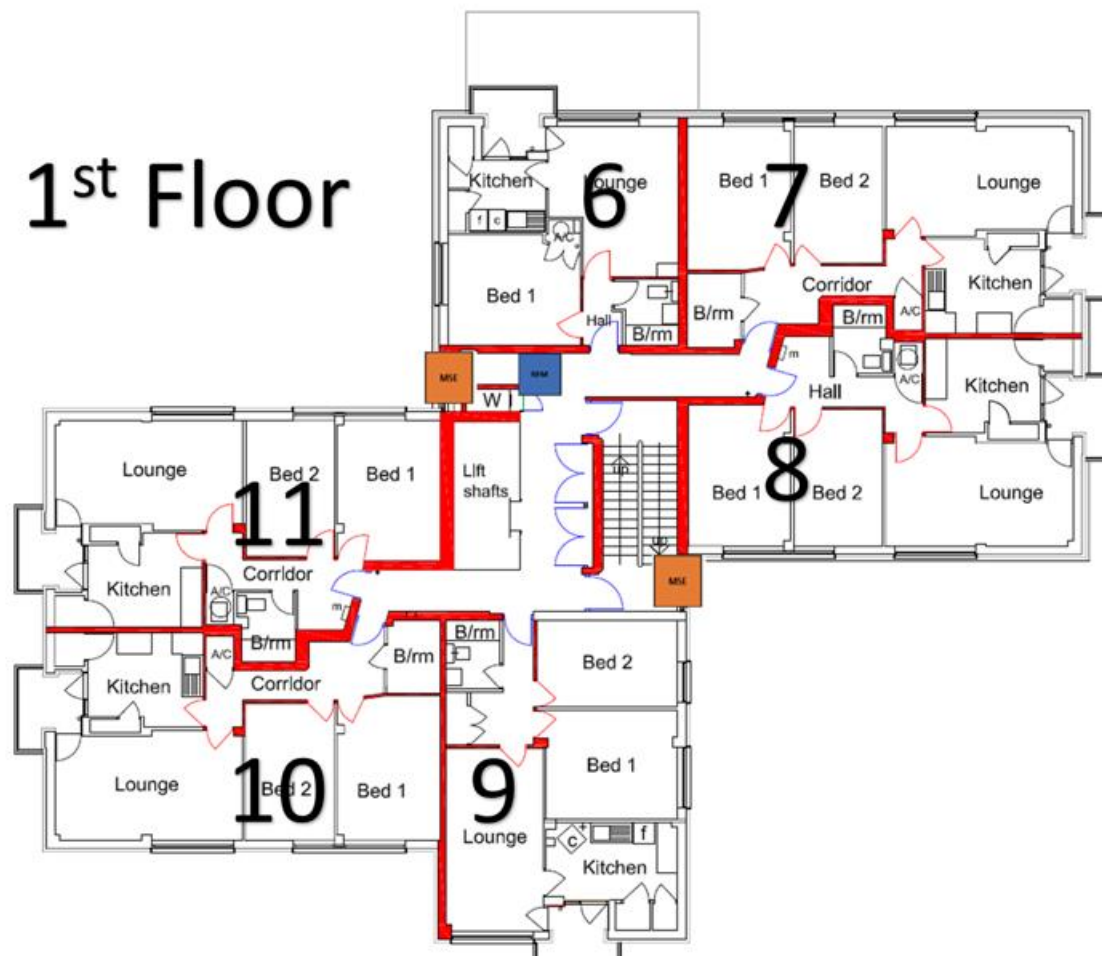
(Floor A)

Ground Floor



Ground Floor Plan
THOMPSON GARDENS

(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. This FRAEW was undertaken by Firntec Building Compliance in November 2024 and recorded as a low risk.

Firntec Compliance Ltd have recommended that the external wall system is reviewed with a date set for 26th August 2025. To date, this review has not been completed.

Below is a breakdown of the materials used within the external envelope and, as such, provide the external wall system of 1-89 Thompson Gardens.

It is deemed that the combination and application of these materials present an acceptable level of fire risk.



- 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 Alphaton 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.



Section 7

Means of Escape from Fire

- 1) The site has 2 protected staircases that provide a sufficient means of escape. Each staircase width is 915mm from handrail to wall & 1010mm from wall to wall.



- 2) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.



- 3) The means of escape from flats are dead ends and are made up of a ventilated corridor, 7 metres in length. For clarity, the maximum travel distance is 7.5 metre.



- 4) The means of escape are protected to prevent the spread of fire and smoke.

- 5) The communal landing / staircases are protected by use of self-closing 44mm notional 30-minute timber fire doors with vision panels. All doors have been upgraded with combined intumescent strips / cold smoke seals.



- 6) 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).
- 7) All communal fire doors are subject to a 12-week check by the Fire Safety Rapid Response Team.
- 8) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. the door will stay in an open mode in the event of a power failure. This prevents residents being locked in or out of the building.



- 9) Automatic smoke ventilation is employed. 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) of each calendar year.
- 10) It was noted that an AOV sensor on the fourth floor staircase landing was not working. This has been raised with Prestige Protect to carry out a repair. (Confirmation email received).
-

- 11) 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).



- 12) 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.



- 13) Communal windows are not openable except for those that are part of the AOV system.
- 14) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.
- 15) Individual floor mats were noted outside some flats. The fire rating of these mats is unknown but deemed to be of low risk.



- 16) Emergency lighting is provided to communal landings and stairs. Checks are completed at frequent intervals in accordance with BS5266 by Sandwell MBC in house electrical team or approved contractor.



- 17) Dry riser outlets on lobbies are not housed in service cupboards; Therefore, deliveries are secured by cable tie.



- 18) Electrical service cupboard doors are 54mm nominal fire doors with individual intumescent strips and cold smoke seals, secured with type 54 suited mortice locks.



- 19) The surface coatings to wall linings on the communal areas are Euro Class B- s3, d2 rated.
- 20) 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.
-

- 21) Individual flat doors are FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. The majority of doors are manufactured by Permadoor. Flats 6, 41, 51, 52, 53 are manufactured by IG Doors. Flat 54 is a nominal timber flush 30-minute fire door.



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

- a) Flat 85 – This door was correct at the time of the assessment.



- b) Flat 84 – This door was correct at the time of the assessment.



- c) Flat 77 – This door was correct at the time of the assessment.



- d) Flat 63 - This door was correct at the time of the assessment.



- e) Flat 58 – This door was correct at the time of the assessment.



- f) Flat 51 – The self-closer on this flat entrance door needs adjustment. The door is not closing correctly.**



- g) Flat 41 – This door was correct at the time of the assessment.



- 23) The Staircase door on the ground floor, outside flat 3, by the rear access door needs the self-closer adjusting. The door is not closing correctly.**



- 24) Numerous ceiling tiles were noted as missing from the suspended ceilings within lobbies on floors P/14th, O/13th, N/12th, L/10th, K/9th, G/6th, F/5th, D/3rd, B/1st & Ground floor. The missing tiles revealed that electrical cabling above was secured to cables trays utilising a combination of metal and plastic fastenings.

- 25) As set out above, ceiling tiles should be reinstated to protect the cabling above from any potential fire or other ignition sources, it's recognised that the missing tiles of from a sterile area and good practice dictates that tiles are replaced.**



- 26) At the time of the assessment there was a large number of light fittings that appeared to be defective. An email has been sent to the electrical team who will pick this issue up. Defective lights were located on the following floors: -

P/14th floor - outside flat 84 & 89.

K/9th floor - outside flat 57 and the lift.

J/8th floor – outside flat 50.

H/7th floor – outside flat 43 & 42.

G/6th floor – outside the lift.

E/4th floor – outside flat 24.

D/3rd – floor outside flat 18, the light outside flat 20 has been removed.

C/2nd floor – outside flat 14.

B/1st floor - outside flat 8 & 11.

- 27) 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 wired or battery smoke alarms within each of the resident's flats. The equipment is subjected to a cyclical test.
- 2) Based on a sample of properties at the premises during the fire risk assessment, residents confirmed that smoke alarms within flats are installed to a minimum of an LD3 standard, Majority of flats are to an LD2 standard which is consistent with the assessor's findings.

Flat 85 – LD1

Flat 84 – LD2

Flat 77 – LD1

Flat 63- LD3

Flat 58 – LD1

Flat 51 - LD2

Flat 41 – LD1

LD1 all rooms except wet rooms

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

LD3 Hallway only.

- 3) 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
 - 4) A fire suppression system is provided to the refuse bin store. To support this there is a closure plate with a fusible link, when the link is heated to a specific temperature it will release the closure plate to the bin. This will seal the bin and prevent any fire escalating.
-

- 5) The control panel for the fire suppression system is located in the WC which is off the ground floor lift lobby.



- 6) An approved contractor maintains the system with the frequency for the maintenance checks set at twice per year, (April and October).
- 7) **The automatic operating vent detector heads on Floor C, have two protective cage covers missing, this is outside flats 14 & 17.**



- 8) **The automatic vent detector head (AOV) on Floor K, 9th floor, outside flat 59 has the protective cage missing. Below is an example on the left and how it should look on the right.**



- 9) It was noted that the red flashing warning light that represents the ground floor bin room had been damaged with earthing wires exposed. This needs to be replaced.



Section 9

Emergency Lighting

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



- 2) The self-contained units are provided to the communal landings, stairs, and lift motor room.
- 3) All installed equipment is checked and tested at frequent intervals by Sandwell MBC in house electrical team or approved contractor, in accordance with BS 5266.
- 4) The last recorded monthly inspection has been recorded as 29/08/2025.



Section

10

Compartmentation

The high degree of fire separation between flats and the common parts is achieved by making each flat a fire-resisting enclosure. This is known as compartmentation.

A compartment is simply a part of a building bounded by walls and floors that will resist the passage of fire for a specified period of time. The fire resistance of this construction is such that, normally, a fire will burn itself out before spreading to other parts of the building.

- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 1-hour horizontal fire resistance around flats stairwells and lift shafts. All doors are a minimum 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; these are checked on a regular basis by Caretaking Teams as part of their routine inspections. 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 locked with suited 54 key mortice locks.



- 6) The communal landings & staircases are protected by use of notional self-closing 44mm 30-minute timber fire doors with vision panels. It is recognised that these doors do not meet today's benchmark of a certified FD30s fire door install.

However, because they were installed at the time of the building's construction and to the standard of that time they are deemed as acceptable so long as the doors are free of damage and function as they were intended to do so.



- 7) It has been recognised that all of the landing / staircase notional doors in this block have been upgraded with combined intumescent strips & cold smoke seals to enhance their original design. There were minor shortcomings that have been identified, and actions have been created for corrective works or replacement.
- 8) **Floor L (10) – Communal door to stairwell by flat 63, leaf is warped and requires replacement. This is a newly fitted door, unfortunately it is a poor fit & bounces off the door frame.**



- 9) **Floor J (8) – Communal door to stairwell by flat 51, leaf is warped and requires complete replacement.**
- 10) **Floor H (7) – Communal door to stairwell by flat 42, leaf is warped. This is a newly fitted door, it is a poor fit & sits approx. 25mm off the door frame.**
-

- 11) Floor G (6) – Communal door to stairwell by flat 36, leaf is warped. This is a newly fitted door, but it is a poor fit.
- 12) Floor F (5) – Communal door to stairwell by flat 30, leaf is warped. This is a newly fitted door, it is a poor fit.
- 13) Floor C (2) – Communal door to stairwell by flat 15, leaf is warped. This is a newly fitted door, it is a poor fit, you can see daylight at the base of the door.
- 14) Floor B (1) – Communal door to stairwell by flat 9, leaf is warped. This is a newly fitted door, but it is a poor fit.
- 15) Floor D (3) - Staircase door outside flat 21, the footplate on the lower door needs to be realigned, this will ensure the door closes correctly.



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



- 17) The fire stopping / compartmentation within the building is subject to a 12-week check by the Fire Safety Rapid Response Team.
 - 18) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.
-

19) At the time of the assessment there were several electrical cupboards where fire stopping should be enhanced. These were: -

- a) M 11th Floor, remove foam and replace with appropriate fire stopping materials.
- b) K 9th Floor, electrical cupboard needs some work regarding compartmentation, there are clear voids where cable penetrations come into the cupboard.
- c) L 8th Floor, electrical cupboard needs further work regarding compartmentation.

20) Individual flat doors are FD30s composite fire door sets with intumescent strips, cold smoke seals and self-closing devices. The majority of doors are manufactured by Permadoor. Flats 6, 41, 51, 52, 53 are manufactured by IG Doors. Flat 54 has a nominal timber flush 30-minute fire door. Details of flat entrance doors can be found below: -

Thompson Gardens 1-89 (O&E)	1-89 Thompson Gardens;Smethwick;West Midlands;;		
Thompson Gardens 1-89 (O&E)	1 Thompson Gardens;Hales Lane;Smethwick;West Midla	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	2 Thompson Gardens;Hales Lane;Smethwick;West Midla	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	3 Thompson Gardens;Hales Lane;Smethwick;West Midla	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	4 Thompson Gardens;Hales Lane;Smethwick;West Midla	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	5 Thompson Gardens;Hales Lane;Smethwick;West Midla	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	6 Thompson Gardens;Hales Lane;Smethwick;West Midla	IG Doors	Not glazed
Thompson Gardens 1-89 (O&E)	7 Thompson Gardens;Hales Lane;Smethwick;West Midla	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	8 Thompson Gardens;Hales Lane;Smethwick;West Midla	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	9 Thompson Gardens;Hales Lane;Smethwick;West Midla	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	10 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	11 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	12 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	13 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	14 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	15 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	16 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	17 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	18 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	19 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	20 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	21 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	22 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	23 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	24 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed
Thompson Gardens 1-89 (O&E)	25 Thompson Gardens;Hales Lane;Smethwick;West Midl	Permadoor	Not glazed

Section 11

Fire Fighting Equipment

- 1) The dry riser inlet cabinet is located to the right-hand side of the 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.



- 3) The dry riser is checked regularly as part of the Caretakers duties.
 - 4) 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.
 - 5) There is a firefighting hydrant outside the main entrance door. Please see the plan in section 3, on arrival information for WMFS.
-

- 6) 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.



- 7) Bin room is protected by Deluge/sprinkler system and every six months. The control panel is in the WC accessed via the ground floor lift lobby.



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.





- 6) Photoluminescent wayfinding signage depicting floor level and flat numbers has been fitted to wall of each floor on the communal staircase(s).



- 7) Following the previous Fire Risk Assessment in August 2024, the issue of inconsistent signage was raised by the assessor. For example, inconsistencies with terminology with the elevator call buttons, AOV Repeater panel, and the signage in the main entrance lobby using letters rather than numbers.

An onsite meeting has taken place between SMBC and WMFS who have clarified that the current signage is acceptable and will not cause any confusion to responding operational fire crews in an emergency.



- 8) Directional fire escape signage has been installed.



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 are within the lift motor room. Caretaking Teams are not expected to tackle fires in this area.
- 4) Housing Directorate employees assigned to undertake Fire Safety Inspections have received IFE approved training via West Midlands Fire Service.
- 5) Staff undertaking fire risk assessments are qualified to a Level 4 Diploma in Fire Risk Assessment.
- 6) Fire safety information has been provided as part of tenancy pack.
- 7) Building safety and evacuation notices are displayed in common areas and lift cars.






















8) Information regarding use of fire doors is provided to residents.



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



10) 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 (green background)		TO KEEP YOURSELF AND OTHERS SAFE, DO THIS (blue background)		SAVE LIVES, DON'T DO THIS (red background)		
	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 <u>must</u> 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 a 4 yearly check 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. DO NOT REMOVE THE DOOR CLOSERS	
	This building has protection against lightning strikes. The system is checked annually	THIS BUILDING IS DESIGNED TO SUPPORT A STAY PUT POLICY. IN THE EVENT OF A FIRE ELSEWHERE, STAY IN YOUR FLAT UNLESS 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.				Smoke detectors in common areas are to open automatic vents and not to raise the alarm.	
	The external façade is brickwork, rockwool insulated render (A2), clay tiles (A1) & solid aluminium panels (A1). A1 = Non-Combustible, A2 = Limited Combustibility.	 Fire safety advice	Further information available at www.Sandwell.gov.uk your My Sandwell account or the Fire Safety Liaison Officer on 0121 569 6000 lee.milio@sandwell.gov.uk Abdulmonim.Khan@sandwell.gov.uk	 Sandwell FRAs		Bin rooms have sprinkler protection activated by smoke alarms

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 work 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 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 with several points require urgent remedial action.**
 - 5) Electrical installations are contained within dedicated service cupboards that are secure and protected by means of a nominal 54mm timber fire door with intumescent strip & cold smoke seal.
 - 6) There is lightening protection installed to the block. Service and 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. Gas supply pipework is external to the building.



- 9) 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.

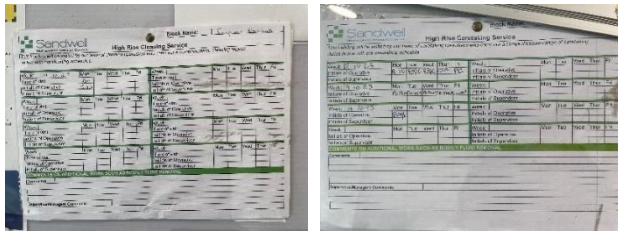
Due to these carpets being fitted by SMBC, it's assumed that it meets the necessary standard set out above. See section 7/ 24 for further information. N.B, this has been recorded in the action plan.



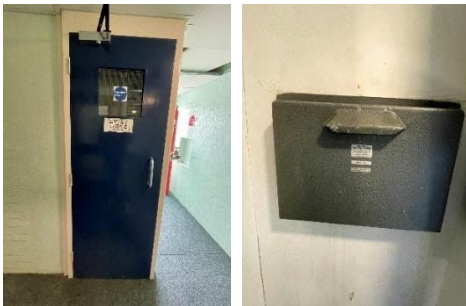
Section 15

Waste Control

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



- 2) Regular checks by Caretakers minimise risk of waste accumulation.
- 3) Residents can access refuse hoppers on each floor.



- 4) 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; the key is stored in the firefighter's white box. All refuse containers are emptied regularly under a service contract.
- 5) 'Out of Hours' service in place to remove bulk items.

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

Arson Prevention

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



- 3) CCTV has been installed to the front main entrance.



- 4) There is no current evidence of arson.
 - 5) The perimeter of the premises is well illuminated.
 - 6) There have not been any reported fire incidents since the previous FRA. The date of the most recent fire incident was recorded as July 2022.
-

Section 18

Storage Arrangements

- 1) Residents instructed not to bring L.P.G cylinders into block. (Notice displayed in lifts see point).



- 2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE, or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”
 - 3) No Flammable liquids stored on site by Caretakers / cleaners.
 - 4) All store cupboards are kept locked.
 - 5) There are no flammable liquids or gas cylinders stored on site.
-

Section 19

Additional Control Measures. Fire Risk Assessment - Action Plan

Significant Findings

Action Plan

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

Trivial ☒ Tolerable ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days.

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

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

P4 Arrange and complete exceeding 6 months under programmed work.



Fire Risk Assessment Action Plan



Name of Premises or Location:

1 – 89, Thompson Gardens, Hales Lane, Smethwick.

Date of Action Plan:




29/09/2025

Review Date:



<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
07/22f	Flat 51 - Adjust self-closer to ensure door closes into frame.	N/A.	P2	Within 1-3 months Fire Rapid Response	

Fire Risk Assessment

07/23	Ground Floor communal door adjacent to flat 3 - Adjust self-closer to ensure door closes into frame.		P2	Within 1-3 months Fire Rapid Response	
07/25	Replace missing ceiling tiles within lobbies on floors P/14 th , O/13 th , N/12 th , L/10 th , K/9 th , G/6 th , F/5 th , D/3 rd & B/1 st & Grd floor.		P3	Within 3 -6 months Repairs	
08/07	The automatic operating vent detector heads on Floor C, have two protective cage covers missing. This is outside flats 14 & 17.		P2	Within 1-3 months Asset management	


Fire Risk Assessment

08/08	The automatic vent detector head (AOV) on Floor K, 9 th floor, outside flat 59 has the protective cage missing.		P2	Within 1-3 months Asset management	
08/09	Replace damaged flashing light that is wired to the bin room.		P2	Within 1-3 months Asset Management	
10/08	Floor L (10) – Communal door to stairwell by flat 63, leaf is warped and requires replacement. This is a newly fitted door, unfortunately it is a poor fit & bounces off the door frame.	Discussed with the Fire Rapid Response team at site.	P2	Within 1-3 months Fire Rapid Response	




Fire Risk Assessment

10/09	Floor J (8) – communal door to stairwell by flat 51, leaf is warped and requires complete replacement.	Discussed with the Fire Rapid Response team at site.	P2	Within 1-3 months Fire Rapid Response	
10/10	Floor H (7) – Communal door to stairwell by flat 42, leaf is warped. This is a newly fitted door, it is a poor fit & sits approx. 25mm off the door frame.	Discussed with the Fire Rapid Response team at site.	P2	Within 1-3 months Fire Rapid Response	
10/11	Floor G (6) – communal door to stairwell by flat 36, leaf is warped. This is a newly fitted door, but it is a poor fit.	Discussed with the Fire Rapid Response team at site.	P2	Within 1-3 months Fire Rapid Response	
10/12	Floor F (5) – communal door to stairwell by flat 30, leaf is warped. This is a newly fitted door, it is a poor fit.	Discussed with the Fire Rapid Response team at site.	P2	Within 1-3 months Fire Rapid Response	

Fire Risk Assessment

10/13	Floor C (2) – communal door to stairwell by flat 15, leaf is warped. This is a newly fitted door, it is a poor fit, you can see daylight at the base of the door.	Discussed with the Fire Rapid Response team at site.	P2	Within 1-3 months Fire Rapid Response	
10/14	Floor B (1) – Communal door to stairwell by flat 9, leaf is warped. This is a newly fitted door, but it is a poor fit.	Discussed with the Fire Rapid Response team at site.	P2	Within 1-3 months Fire Rapid Response	
10/15	Floor D (3) - Staircase door outside flat 21, the footplate on the lower door needs to be realigned, this will ensure the door closes correctly.		P2	Within 1-3 months Fire Rapid Response	

Fire Risk Assessment

10/19a	Further enhancement/ compartmentation works required in the electrical cupboard on the M/11 th Floor.		P2	Within 1-3 months Fire Rapid Response	
10/19b	Further enhancement/ compartmentation works required in the electrical cupboard on the K/9 th Floor.		P2	Within 1-3 months Fire Rapid Response	
10/19c	Further enhancement/ compartmentation works required in the electrical cupboard on the K/9 th Floor.		P2	Within 1-3 months Fire Rapid Response	

Fire Risk Assessment

14/04	The date of the last recorded EICR report was 16/09/2024. However, the report was recorded as unsatisfactory with several points that require remedial action.	N/A.	P2	Within 1-3 months Electrical	
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When undertaking future improvement program(s), it is advised that the observations listed below should be given consideration (noting that the safety of the residents is not jeopardised by these, and all steps to reduce any known risks have been taken).

Observations

Some notional 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.



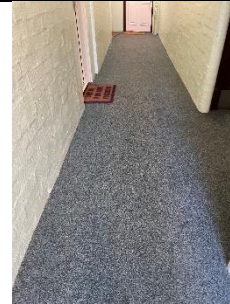
Consideration should be given to install FD30s certified composite door set to flat 54 as part of a future door programme.



When any future refurbishments are carried out consideration should be given to upgrading the lift areas to incorporate lift lobbies.





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.



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

Fire Risk Assessment

Signed

Name: Adrian Jones	 Adrian Jones	Building Safety Manager	Date: 29/09/2025
Name: Andrew Froggatt		Quality Assurance Check	Date: 29/09/2025

Appendix 1

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


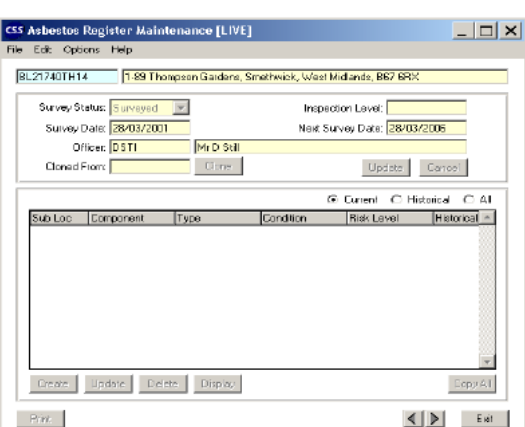
Name of property: Thompson Gardens 1-89, Hales Lane, Smethwick.

Updated: 25/05/2022

Premise Manager: Tony Thompson

Tel. No.: 0121 569 2975

Hazard	Information/Comments
Asbestos	An asbestos survey has been undertaken of the communal areas. Survey held by Sandwell Housing (Derek Still Tel:- 0121 569 5077). <i>Include survey</i>

Asbestos Survey		Property Address		Thompson Gardens, Hales Lane, Smethwick, B67 6RX.				✓ Office use					
Surveyed by		Gary Carrington		Date		21/02/14		Checked by		DEREK STILL			
Reason for request		HSG 264 - Survey Report Type		Date		24/02/2014		Desktop Check		✓			
Investment Void		Refurbishment Survey		Property Description		15 Storey High Rise Block.				Year Built 1961			
Investment Tenanted		Management Survey										✓	
R & M Void		SHAPE Interrogated.										✓	
R & M Tenanted		No Existing SHAPE Data.										✓	
Medical / Emergency - Heating Works		Existing SHAPE Data.											
Communal Areas		✓		Refurb Surveys Interrogated ?									
										Notes / including details of similar property surveys completed. Block refurbishment carried out 2009 Reviewed by J.Davis and D.Williams 25/05/2022 **Survey revised by John Davis 24/06/22**			
Building Surveyors 0121 569 5077										Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES			

Fire Risk Assessment

Sample Locations		Property Address	Thompson Gardens, Hales Lane, Smethwick, B67 6RX.					
LOCATION	MATERIAL	QTY	SURFACE TREATMENT	SAMPLE REF	RESULT	HSE NOTIFY	Labelled ?	ACTION TAKEN ON CONTRACT
IF DURING THE COURSE OF WORK SUSPECTED ACM'S ARE IDENTIFIED THAT ARE NOT CONTAINED WITHIN THIS REPORT STOP WORK & SEEK ADVICE								
LIFT MOTOR ROOM – BOARD TO CEILING	BOARD	0.2 m²	SEALED	GC002	AMOSITE & CHRYSOTILE	YES	-	
FLOOR G WALLS	TEXTURED COATING	-	SEALED	PA/99	NO ASBESTOS DETECTED	-	-	-
FLOOR N WALLS	TEXTURED COATING	-	SEALED	PA/99	NO ASBESTOS DETECTED	-	-	-
FRONT DOOR FRAME SEALANT TO FLATS 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 49, 50, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 66, 67, 69, 70, 71, 72, 73, 74, 75, 76, 77, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89	MASTIC	-	SEALED	JD 1483 / 001	NONE DETECTED	NO	NO	
ITEMS SHOWN BELOW HAVE BEEN ASSESSED ON SITE BY THE ASBESTOS SURVEYOR & ARE CONFIRMED NOT TO BE ACM'S.								
LOCATION DESCRIPTION	MATERIAL	LOCATION DESCRIPTION		MATERIAL	LOCATION DESCRIPTION		MATERIAL	
MAIN ROOF	NON ASBESTOS	FLOOR P ELECTRIC CUPBOARD TRANSOMS & SIDE PANELS		PLYWOOD & SUPALUX	GROUND FLOOR WC CISTERN		PLASTIC	
COMMUNAL LANDING FLOORS	CARPET	STAIRWELL DOOR TRANSOMS		SUPALUX	GROUND FLOOR UNDERSTAIR CUPBOARD TRANSOMS		SUPALUX & PLYWOOD	
COMMUNAL LANDING CEILING TILES	MAN MADE MINERAL FIBRE	VERTICAL DUCT PANELS X 2 PER FLOOR		SUPALUX	GROUND FLOOR CLEANERS CUPBOARD TRANSOM		SUPALUX	
ALL CHUTE ROOMS - LHS WALL PANEL	SUPALUX	PANELS TO HEAD OF TOP AND BOTTOM OF STAIR FLIGHTS		PLYWOOD	GROUND FLOOR CLEANERS CUPBOARD – BOXINGS TO SIDES OF DOOR FRAME		SUPALUX	
ALL CHUTE ROOMS – TRANSOMS	SUPALUX	FLOOR L – ELECTRIC CUPBOARD LARGE FRONT PANEL		SUPALUX & PLYWOOD	BIN STORE – PANEL TO INTERNAL HEAD OF SHUTTER DOOR		SUPALUX	
ELECTRIC CUPBOARDS – PANELS TO DOORS	SUPALUX	FLOOR F – ELECTRIC CUPBOARD LARGE FRONT PANEL		SUPALUX & PLYWOOD	PIPES ON LANDINGS BY END FLATS X 2 PER FLOOR		STEEL	
FRONT DOOR FRAME SEALANT TO FLATS 6, 23, 41, 48, 51, 52, 53, 63, 68, 78	SILICONE							

ABOUT THE REPORT – PLEASE READ

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

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

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

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

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

Term	Explanation	Term	Explanation
Property Address	Specific Property to which survey relates.	Photo's	These will usually be provided for the front elevation of the property to aid identification.
Surveyed by	Relates to P402 trained surveyor.	Sampled by	P402 trained surveyor.
Action taken on Project	Record what action may have been undertaken to the Asbestos in question. E.g. Nothing, Repair, replace, Manage.	Checked by	P402 trained surveyor who checks report prior to issuing.
Type of Work to be undertaken	Relates to the envisaged type of work that the Asbestos Survey Report will be used to aid. This assists the asbestos surveyor to guide his survey methodology & will help the users of this report decide if it is suitable for the work activity being undertaken.	Survey Report Type	Report type is determined by the type of work to be undertaken. The reader of this report must satisfy themselves that the scope of the survey is sufficient for the purpose of work being undertaken.
ACM	Asbestos Containing Material.	Refurbishment Survey	HSG 264 – Refurbishment & Demolition Survey. Surveying undertaken to all parts of the property presuming full decent homes refurbishment, which may include, New Kitchen, New Bathroom, Electrical Rewire, Re-roof, Full Heating System, Taking account of the complete structure of the property & archetype information available. This survey has been carried out without detailed knowledge of the works to be undertaken during refurbishment. Anyone using this report to support building works being undertaken to the property should ensure that the report is sufficient for the purposes of the building work being undertaken. The reader should be confident that the areas that are to be disturbed by the proposed work are included.
HSE Notify	This highlights if a material normally requires notification to the Health & Safety Executive prior to removal. GUIDANCE ONLY.	Management Survey	A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspected ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
Bulk Sample	Sample of potential ACM that is representative of the whole.	Refurb & Management Survey	Both Survey Report Types are ticked! due to works identified at survey stage the surveyor has completed Refurbishment Survey for the works required & may have undertaken a management survey on remaining areas of the property. The report should not be used for works outside the scope stated, unless the reader assures themselves that it is suitable & sufficient.
Request Sample	The item described has not been tested for Asbestos content. The item must be presumed to contain asbestos until sampling confirms. If work is going to be undertaken in this area sample should be requested prior to work starting.	Cavity Walls / Floor Voids or similar.	Will be assessed at survey stage & desktop assessment of similar archetypes.
Awaiting Results	If no results have been detailed then you must not work on these items until you receive further confirmation.	Photo's	Where practical & to aid the identification of ambiguous material locations photos will be included within the report to ensure that materials are identified on-site correctly. Photos will be annotated where necessary.
Extent	An estimate of quantity will be given where possible to aid work planning & valuation.		
Labels	Materials will be labelled where practical. Labelling will be not be undertaken to low risk materials e.g. floor tiles, Textured Coatings etc or where labelling could easily be removed or would cause potential exposure if removed. All presumed ACM's will be labelled as "Asbestos" where practical. All sampled materials will be labelled with an "Asbestos Sampled" label.		