Fire Risk Assessment

105 - 119
Thompson Gardens
Smethwick, B67 6RZ.



Date of Inspection: 12th October 2026

Review Period: 3 years.

Officer: E. Somaiya **- Fire Risk Assessor**

Checked by: M. Zafeer **– Fire Risk Assessor**

Current Risk Rating = Tolerable

Sandwell Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

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Section 0 Introduction, Scope & References

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) requires the Responsible Person to ensure that a **suitable and sufficient Fire Risk Assessment (FRA)** is carried out for the common parts of all multi-occupied residential buildings. This FRA supports the organisation's wider fire safety management system and ensures compliance with statutory duties relating to the safety of residents, visitors, staff, and contractors.
This FRA has been completed in accordance with **BS 9792:2025 – Fire Risk Assessment for Housing**, and with reference to relevant UK legislation and guidance, including:

- 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 Act 2021: Information about the commencement of the Fire Safety Act and how it affects Responsible Persons and others.
- 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.
- Housing Act 2004: Empowers local authorities to enforce safety standards within individual residential units.
- Building Safety Act 2022: (where applicable) Imposes strict management requirements on higher-risk buildings.
- 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.
- Making your small block of flats safe from fire: *Fire Safety in Small Blocks of Flats*
- NFCC guidance on residential fire safety

The purpose of this FRA is to evaluate the risk to life from fire within the **common parts** of the building and to identify any measures required to ensure compliance with applicable legislation.

The assessment considers:

- The building's construction, layout, and fire protection features
- The nature of the occupancy and any residents who may require additional support
- Fire hazards and the measures in place to eliminate or control them
- The adequacy of means of escape and fire safety systems
- The management arrangements for maintaining fire safety

Type of Assessment

This FRA has been completed as a:

☒ 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)

Scope of the Assessment

The assessment includes, but is not limited to:

☒ Visual review of the external wall construction (where relevant)
☒ Inspection of flat entrance doors from the common side
☒ Means of escape routes and exit doors
☒ Accessible compartmentation and fire-stopping, passive and active fire protection measures.
☒ Service cupboards, risers, and meter rooms (where accessible)
☒ Roof voids and loft spaces (where accessible)
☒ Fire safety signage, lighting, and detection systems
☒ Accessible compartmentation,

Limitations

This FRA is based on a **visual, non-destructive inspection** unless otherwise stated. No opening up of construction, removal of fixtures, or intrusive investigation was undertaken. Areas that could not be accessed at the time of inspection are recorded within the report.

This FRA does **not**:

- Provide a full fire strategy for the building
- Assess the structural fire resistance of building elements
- Identify latent construction defects
- Assess internal conditions within individual dwellings
- Provide an external wall appraisal (FRAEW), which is not normally required for low-rise buildings unless specific concerns are identified
- Serve as a compliance audit or snagging inspection

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

Review Requirements

The FRA should be reviewed:

- At regular intervals (typically every 3 years)
- Following any significant change to the building
- Following a fire incident
- Following identification of new risks or concerns
- Following significant changes in occupancy or management arrangements

The Responsible Person must ensure that all significant findings and recommended actions are addressed within appropriate timescales and that fire safety information is kept up to date in line with the principles of the **Golden Thread**.

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 7867

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 7867.

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. (High Rise Only)

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.”

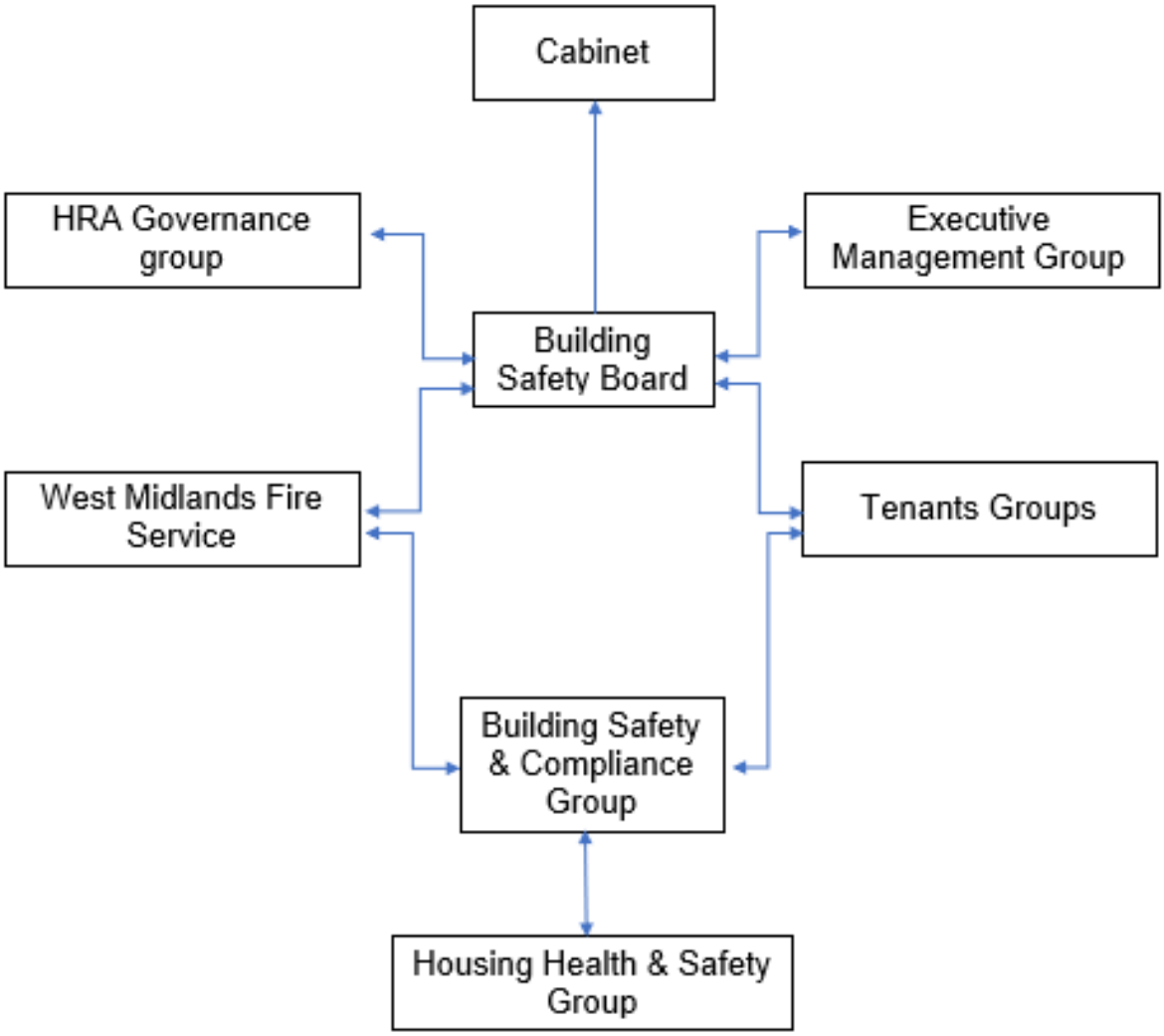
The following diagrams illustrate those procedures and persons that support the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. This information is provided as required under the RR(FS)O.



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

This Fire Risk Assessment provides an overview of the fire safety arrangements in place within the building and evaluates the level of risk to life from fire within the common parts. The assessment has been undertaken in accordance with the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021, the Fire Safety (England) Regulations 2022, and BS 9792:2025. It reflects the building's design, construction, occupancy profile, and the fire safety measures provided.

The building is a low-rise, purpose-built block of flats designed to support a **Stay Put Unless Affected** evacuation strategy. This approach is appropriate for buildings of this type, where each flat is intended to provide a degree of fire resistance that allows occupants to remain safely within their dwelling unless directly affected by fire or smoke. The common areas are designed to remain clear and unobstructed, with a single protected stairway providing the means of escape for residents who need to evacuate.

The assessment considers the building's passive and active fire protection measures, including compartmentation, flat entrance doors, fire-stopping, emergency lighting, and domestic smoke detection within sampled flats. It also reviews the management arrangements in place for maintaining fire safety systems, controlling contractors, managing waste, and providing residents with appropriate fire safety information.

The building benefits from traditional, inherently robust construction, and the fire protection measures provided are generally consistent with the expectations for low-rise residential buildings. The management regime supports the maintenance of a sterile common area, which is a key control measure in buildings with a single escape route. The building's occupancy profile does not indicate any unusual or heightened risk factors, although residents who may require additional support are managed through Person-Centred Fire Risk Assessments (PCFRAs) and Residential PEEPs where agreed.

Based on the conditions observed at the time of inspection, the overall risk to life from fire is assessed as Tolerable

This means that the existing fire safety measures are broadly adequate, and only minor or routine improvements may be required. The detailed significant findings and recommended actions are provided in the Action Plan at the end of this report.

The Responsible Person must ensure that all recommended actions are addressed within appropriate timescales and that the FRA is reviewed regularly, or sooner if significant changes occur to the building, its use, or its occupancy.

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** Construction: Traditional cavity brick, concrete masonry & rendered finish. Roofing: Pitched structure finished with traditional tiles or slates. Top Floor Finish: Exposed brickwork. Fascias & Soffits: UPVC and timber detailing above communal entrances. Primary Access: Glazed timber doors. Communal Stairwells: Fitted with glass panes. Residential Windows: Individual units feature UPVC double glazing. Refuse Storage: One dedicated bin room with secured metal doors located on the front elevation Ground-Floor Units: Front and rear gardens, partially enclosed by timber fencing.	Trivial

	Upper-Floor Units: Concrete open-air walkway / balcony requires monitoring to stay clear of combustibles.	
Section 7	**Means of Escape from Fire** The premise has a single staircase that provides a means of escape from the building. Within the block each floor is accessed via the concrete staircase that provides a means of escape for the maisonettes on the 1st floor and 3rd floor. The width of the staircase is a minimum of 1062mm handrail to wall. Both open desk balconies / corridor on the 1st & 3rd floor provide one way travel to the staircase and final exit door. The flooring and stairways within this property are concrete construction with glazing.	Trivial
Section 8	**Fire Detection and Alarm Systems** Each flat is equipped with a fire detection system that meets at least the LD3 standard. No detection in communal areas.	Trivial
Section 9	**Emergency Lighting** This premises is not fitted with emergency lighting.	Trivial
Section 10	**Compartmentation** The building has been constructed to provide 60 minutes' fire resistance both vertically and horizontally between individual flats, ensuring effective compartmentation throughout the block. The majority of flat entrance doors within the block have been replaced with composite FD30s fire doors. **Fire-stopping required on air transfer vents within the ground floor electrical cupboard.**	Tolerable

Section 11	**Fire Fighting Access & Equipment** The premises have no provision for firefighting equipment. Fire-fighting access is gained at the front entrance of the property via a fireman's drop key.	Trivial
Section 12	**Fire Signage** No Smoking signage in place. Electrical hazard signage present on electrical cupboard.	Trivial
Section 13	**Employee Training** All staff receive basic fire safety awareness training.	Trivial
Section 14	**Sources of Ignition** The fixed electrical installation shall be tested every 5 years. The date of the last EICR was 27/06/2024. The current EICR is showing a satisfactory result.	Trivial
Section 15	**Waste Control** The building is served by one refuse chute discharging into commercial steel waste bins located within a brick-built refuse chamber at ground level.	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** The entrance/exit doors is accessible by a call point, fob and fireman's drop key.	Trivial

Section 18	**Storage Arrangements** Residents should not store fuel or LPG Cylinders in their home. Residents have no storage within the communal areas within the 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 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

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.

A Type 1 Fire Risk Assessment of the premises at Thompson Gardens 105 - 119 has been carried out. The assessment included a thorough inspection of the site's layout, identification of potential fire hazards, and evaluation of existing fire safety measures. The findings and recommendations have been documented.

Based on the assessment, the likelihood of a fire is deemed low prior to the implementation of the action plan, due to the identified normal fire hazards.

The block is of traditional construction, comprising brick cavity walls with uPVC double-glazed window units and a pitched roof finish. The building benefits from a single staircase from the ground floor. The staircase services the 1st and 3rd floors which provides open-deck access to 12 maisonettes. The staircase located in the middle of the block. Ground-floor flats have direct access to open air from either the front or rear of the flat, providing occupants with immediate access to a place of ultimate safety.

The flats are provided with fire detection systems to at least an LD3 standard and are protected by a stay-put evacuation strategy, which is supported by the building's compartmentation. Taking account of the construction of the building, the available escape route and the fire safety measures in place, the potential consequences to life safety in the event of a fire are considered to be slight harm.

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

Once the recommended actions have been completed, the overall risk rating for the building will be reduced to trivial, subject to the implementation of the suggested measures outlined in this fire risk assessment.

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

(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

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 requires the Responsible Person to identify any groups of people who may be especially at risk in the event of a fire. This section considers the building's occupancy profile, the nature of the premises, and any factors that may increase vulnerability.

This low-rise residential building is occupied primarily by general-needs residents; however, as with all multi-occupied housing, there may be individuals whose personal circumstances increase their level of risk. These risks may arise from physical, sensory, or cognitive impairments, temporary health conditions, or other factors that could affect a person's ability to detect a fire, respond to an alarm, or evacuate safely.

Groups of People Who May Be at Increased Risk

- **Residents with mobility impairments** – may require more time or support to evacuate.
- **Residents with sensory impairments** – reduced ability to detect fire or navigate escape routes.
- **Residents with cognitive impairments** – may struggle to recognise danger or follow instructions.
- **Residents with temporary vulnerabilities** – illness, injury, recovery from surgery, or pregnancy.
- **Children and young people** – may rely on adults for guidance during an emergency.
- **Visitors unfamiliar with the building** – may not know escape routes or fire procedures.
- **Contractors working on site** – may be unfamiliar with fire safety arrangements and introduce additional risks.

Fire Safety (Residential Evacuation Plans) (England) Regulations 2025

These regulations apply to all multi-occupied residential buildings and place duties on the Responsible Person to identify and support residents who may require assistance in the event of a fire. The requirements include:

Identification of Residents Needing Assistance

The Responsible Person must take reasonable steps to identify residents whose ability to evacuate independently may be compromised due to physical, sensory, or cognitive impairments.

Person-Centred Fire Risk Assessments (PCFRAs)

A PCFRA is a structured conversation with the resident to understand their individual needs, risks, and capabilities. It considers mobility, communication, awareness, and any assistive technology required.

Residential Personal Emergency Evacuation Plans (RPEEPs)

Where agreed with the resident, an RPEEP sets out the actions they should take in the event of a fire. It may include:

- Evacuation routes
- Support required
- Communication needs
- Use of mobility aids
- Any agreed assistance arrangements

RPEEPs are voluntary and require the resident's consent.

Consent-Based Sharing of Information with the Fire Service

Information relating to residents who may require assistance can only be shared with West Midlands Fire Service if the resident provides explicit consent. This information helps the Fire Service plan an appropriate operational response.

Review Requirements

PCFRAs and RPEEPs must be reviewed:

- Annually
- When a resident's circumstances change
- When requested by the resident

Summary for This Building: PCFRAs/RPEEPs (not required due to being a low-rise building)

Number of PCFRAs/RPEEPs currently in place: N/A
If no residents have been identified as requiring additional support, this should be recorded. If residents decline to participate, this should also be noted.

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.

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		
Building Safety Managers Adrian Jones Andrew Froggatt Carl Hill Louis Conway Craig Hudson	**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

105 - 119
Thompson Gardens
Smethwick
B67 6RZ

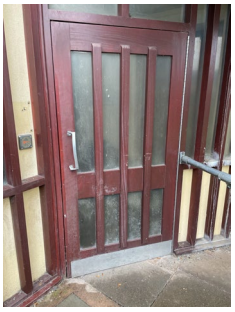
The property was built in 1961 and is of traditional brick construction. The property has 5 storeys inclusive of the ground floor.

The block consists of 3 ground floor flats, 6 deck accessed maisonettes on the 1st floor and 6 deck access maisonettes on the 3rd floor. 15 properties in total.

The block has 2 main entrances, 1 on the front elevation and one on the rear elevation. The front entrance has door entry system with a fob reader installed with a fob system, property number call button, and fire-service drop key. The rear entrance is access with a fob reader only.

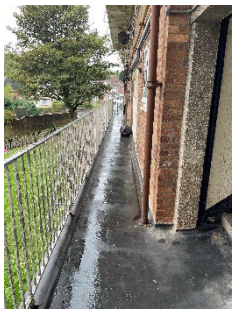






There is a single staircase which is positioned in the middle of the building, which serves as the only means of access and egress for all flats. The rear elevation of the block has an open deck for the 1st & 3rd floors with 2 wings either side of the staircase, this provides single direction of travel for occupants when exiting the building.





There is 1 refuse chute, served by 3 hoppers, provided on the ground, 1st & 3rd floor for residents to dispose of rubbish, which discharge into waste containers located in a purpose-built bin room located at the front elevation Further details regarding the refuse storage arrangements are provided in Section 15 of this assessment.






Electrical service cupboard containing intake cables and resident's meters are provided within the communal corridor.



Residents have no storage cupboards are provided within the communal areas.

The block has no dedicated parking area.

The enforcing authority is West Midlands Fire Service.
The nearest fire station is Smethwick Fire Station,
located approximately 0.6 miles away.

High/Low Rise	Low Rise
Number of Floors	5
Height (estimate)	15 m
Approximate floor area	290 m^2
Date of Construction	1961
Construction Type	Traditional brick & concrete
Last Refurbished	N/A
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	None
Refuse Chute	1
Access to Roof void	No
Equipment on roof (e.g., mobile phone station etc)	No
EV charging points, distance from building	N/A
WMFS Audit	N/A
Enforcement action	N/A
Fire strategy	N/A

Persons at Risk

Residents / Occupants of 15 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





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.

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

1) The exterior of the building is predominantly traditional brick construction, there's a rendered finish to the ground floor with concrete access decks.



2) Individual communal windows to the stairs are UPVC. Stairs are naturally ventilated at the top as not enclosed.



3) Ground floor flats are accessed directly from the front/rear of the building via the garden areas and open-air access paths. Ground floor flats also have a rear door that provides escape to open air. First and third-floor maisonettes are accessed via an external open-deck walkway.



A number of items were observed being stored against the external wall of the premises beneath the first-floor open-deck balcony. These included a mobility scooter, which was being charged via a cable routed through a window from the adjoining property to the external patio area. An email was sent to Housing on 13/10/2026 requesting that residents be reminded not to store excessive items against the building and that the mobility scooter be relocated within the property.



4) The building is arranged over five storeys including the ground floor. The building benefits from 2 external exit doors leading directly to open air. 1 exit is located on the front elevation, with access controlled via resident fobs, call buttons and Fire & Rescue Service drop-key access. 1 other final exit door is located at the rear of the block leading to an open-air grass area, accessed via fob only.



5) A bin chute room is provided at the front of the premises, adjacent to the main entrance/exit door. The room is of purpose-built brick construction and is fitted with timber door secured by a lever lock and a suited padlock.



6) Four gas inlet/service pipes were observed externally at ground floor level. In addition, a section of redundant gas pipework was present and clearly identified as an abandoned gas pipe. No concerns were identified with the condition of the visible pipework at the time of inspection.



Section 7

Means of Escape from Fire
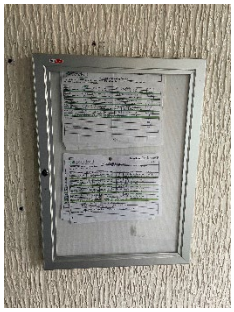
1) The means of escape is provided via open-deck access balconies benefiting from natural ventilation. Measurements taken during the inspection identified a windowsill heights of approximately 1334mm. A balcony width of approximately 1062mm, which are below dimensions typically referenced within current guidance. However, given the age of the building, the open-air design, the limited number of flats served on each level, the travel distances to the stair, and the provision of FD30s flat entrance doors, the arrangement is considered a legacy feature and does not present a significant risk to occupants using the escape route. No further action is considered necessary.



2) There is no automatic smoke ventilation system installed in this premises as the communal landing areas are open to fresh air from the open deck access. The staircase benefits from permanent ventilation.

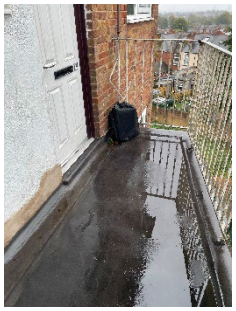


3) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year, and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.




4) Some combustible items were observed during the inspection. All items were household waste and appeared to be ready for disposal outside of the property they belonged to. An email sent to Housing 13/10/2026 for residents to be reminded that rubbish shouldn't be kept on the means of escape at any time.





5) Large items had been abandoned on the communal staircase at the time of the assessment. A portable heater was observed on the 1st floor staircase and a washing machine was observed on the 3rd floor staircase. An email was sent to the Caretaking Team on 13/10/2026 requesting the removal of these items. Confirmation was received on 14/10/2026 that the items had been removed.




6) Gas service risers and associated pipework were observed on the open-deck access balconies forming part of the escape route. The pipework was surface mounted to the external walls, appropriately identified, and appeared securely installed at the time of inspection.

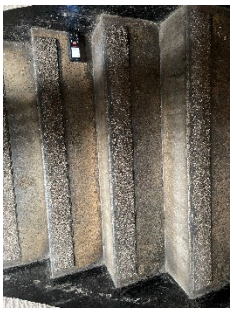


7) A former service cupboard was observed on the open-deck access balcony forming part of the means of escape, located on the third-floor landing. The opening has been boarded over and finished with a textured coating. Whilst no concerns were identified at the time of inspection, the fire-resisting properties of the boarding used could not be confirmed.



8) The premise has a single staircase that provides a means of escape from the building. Within the block each floor is accessed via the concrete staircase that provides a means of escape for all flats on the 1st & 3rd floor. The width of the staircase is a minimum 957mm handrail to wall. The open desk corridor provides one way travel to the staircase and final exit door. Double Upvc glazing is installed to windows in the staircase, these can be manually opened to assist with ventilation.






9) The ground floor communal area was observed to be of adequate size and maintained in a clean and tidy condition, allowing for the unobstructed use of the escape route. A refuse hopper serving the premises is situated within the communal area. 2 prams were observed within the communal area at the time of inspection. An email sent to Housing 13/10/2026 for residents to be reminded that items shouldn't be kept on the means of escape at any time.




10) Electrical meter cupboard is located within the corridor on the ground floor. This is contained behind a non-fire rated timber door. These doors are maintained and locked. *These doors & transoms should be upgraded to fire doors FD30's as part of any future improvement works.*



11) All electrical cabling within the ground-floor enclosed communal corridors is run through metal electrical trunking and conduits. Some cabling on the open deck is also run through metal trunking. Cabling not contained within trunking was observed to be securely fixed and showed no visible signs of damage.




12) There is a clear and safe exit out of the building via either ground floor exits at the front and rear of the block. The final front exit doors are egressed using a push to exit button. The route out the block to ultimate safety is clear from the choice of 2 final exit doors.



The number and distribution of exits provide adequate means of escape from the common areas

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 the community room. The equipment is subjected to a cyclical test.

2) No internal access to maisonettes was gained during this fire risk assessment but based on SMBC's Job Manager system, the smoke alarms within resident's flats are installed to a minimum LD3 Standard.

   For information
   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 the residential communal areas. The reason for this is:

   a) Such systems may get vandalised.
   b) False alarms would occur.
   c) A Stay Put - Unless policy is in place.

Section 9

Emergency Lighting

The block currently lacks a dedicated emergency lighting system. Standard lighting units are provided throughout the communal stairwell and internal/external landings on all floors; however, these do not provide emergency illumination in the event of a failure of the normal lighting supply.

Current guidance would typically recommend emergency lighting within the common escape routes of purpose-built blocks of flats of this nature. The building does, however, benefit from short travel distances and a straightforward means of escape, and the absence of dedicated emergency lighting is considered to be a legacy feature of the building.

It is recommended that consideration be given to the installation of a suitable emergency lighting system as part of any future refurbishment works, in accordance with BS 5266-1:2025.

Section 10 Compartmentation

1) A visual inspection of the accessible areas was undertaken as part of the assessment, but areas with restricted access, i.e., false ceilings and void areas, were only inspected where readily accessible.

   The survey undertaken as part of this risk assessment should not be construed as a full compartmentation survey of the building.

2) The building is designed to provide as a minimum 1-hour vertical and horizontal fire resistance, except at entrance to flats which is a minimum of 30-minute fire door.

3) The building has sufficient passive controls that provide effective compartmentation to support a Stay Put -Unless policy. Therefore, residents are advised to remain in their flat unless the fire directly affects them or if they are advised to evacuate by the emergency services.

4) Any remedial works arising from the fire stopping / compartmentation check(s) will be actioned immediately by the Fire Safety Rapid Response Team.

5) There are no communal doors other than the entrance doors fitted within the property.

6) The individual flats are fitted predominantly with Permadoor FD30S fire-resisting entrance doors, designed to restrict the passage of fire and smoke. Most flat entrance doors open directly onto an open-deck access with immediate access to open air. Despite best endeavours no access was gained to inspect any of the flat entrance doors.

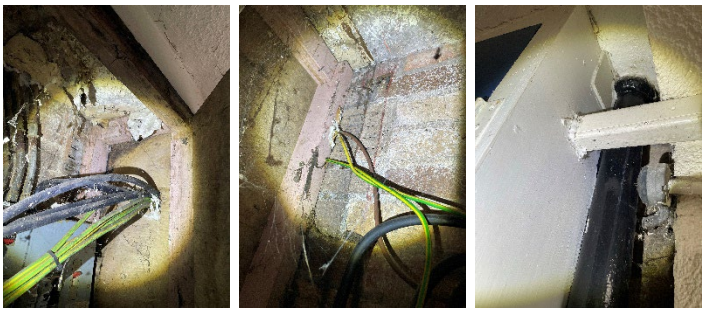
Thompson Gardens 105-11	BL21740TH13	105 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	**BL21740TH13**	105-119 Thompson Gardens;Smethwick;West Midlands;;	Intentionally Blank	
Thompson Gardens 105-11	BL21740TH13	106 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	107 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	108 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	109 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	glazed
Thompson Gardens 105-11	BL21740TH13	110 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	111 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	permadoor	Non Glazed
Thompson Gardens 105-11	BL21740TH13	112 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	113 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	114 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	115 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	116 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	117 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	118 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed
Thompson Gardens 105-11	BL21740TH13	119 Thompson Gardens;Hales Lane;Smethwick;West Midlands;	Permadoor	Glazed



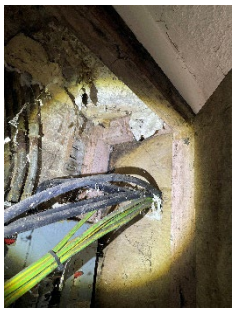




7) An electrical cupboard is located within the ground floor communal area. Fire-stopping measures are present around cable penetrations within the cupboard and where cables pass through the cupboard enclosure.



8) 3 Air transfer vents were observed within the electrical cupboard, 1 at floor level and 2 overhead, penetrating the wall to an adjoining area. The location served by the vents could not be confirmed during the assessment. No fire-stopping was observed within or around the vents. As such, the vents may allow the passage of smoke, heat or fire between areas in the event of a fire. **Suitable fire-stopping should be provided around the vents to reduce the potential for fire and smoke spread, or the vents should be replaced with a suitable fire-resisting product.**


Section 11

Fire Fighting Access & Equipment

1) There is no firefighting equipment on this premises.

2) The location of the nearest fire hydrant was not confirmed during the assessment.

The enforcing authority is West Midlands Fire Service. The nearest fire station is Smethwick Fire Station, located approximately 0.6 miles away.

Section 12

Fire Signage

1) There are no fire doors installed within the premise therefore Fire Door signage is not currently required.

2) Yellow LPG warning signs are not displayed within the block.

3) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.



4) Electrical hazard signage on the meter cupboard was not present at the time of inspection. This has now been rectified.



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 Low Rise buildings have or are working towards a minimum of Level 4 Diploma in Fire Risk Assessment.

4) Fire safety information has been provided as part of tenancy pack.

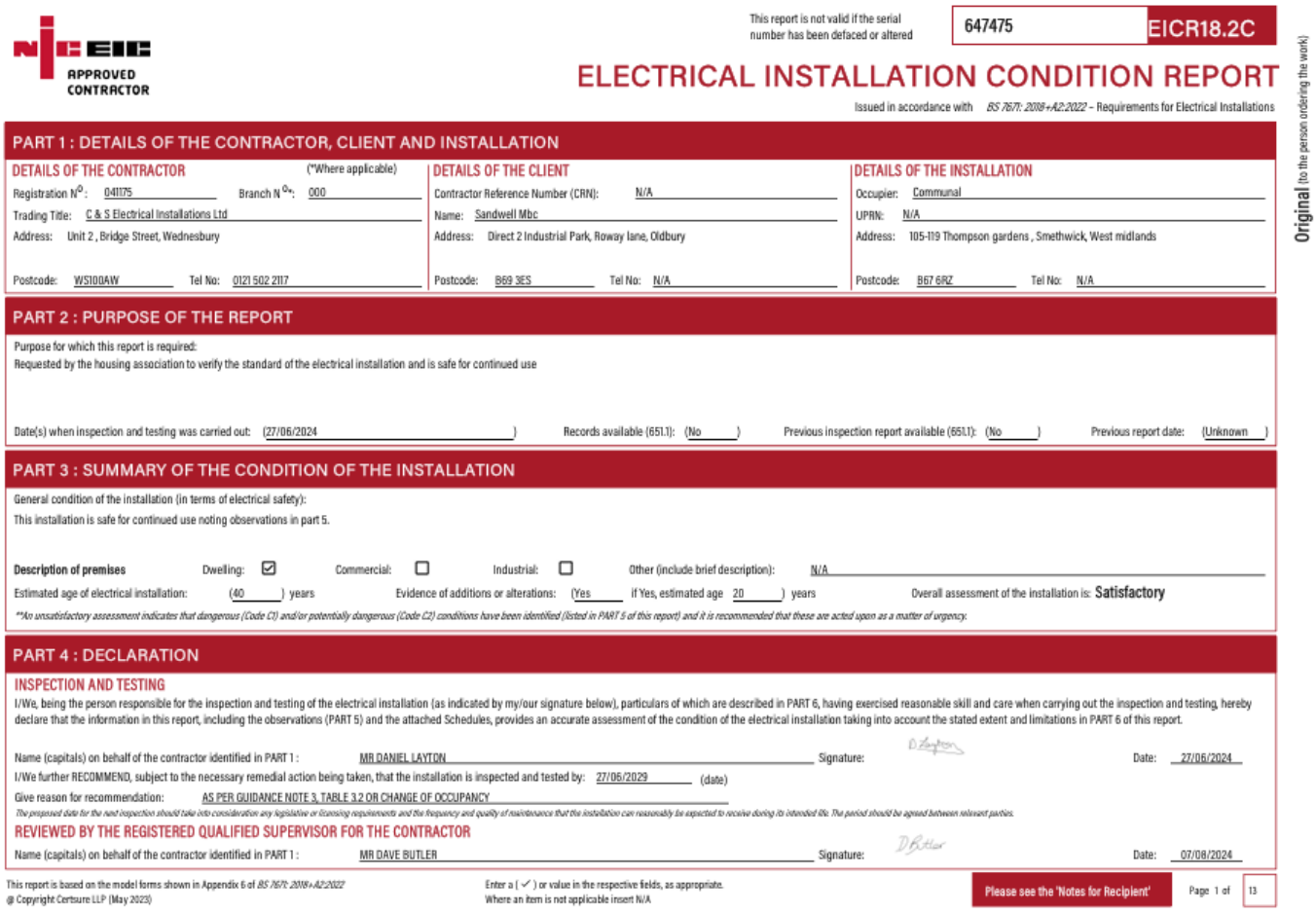
Section 14 Sources of Ignition

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

2) Hot working is not normally carried out. If essential maintenance requires the use of hot work processes, then corporate policies and procedures are to be followed.

3) Portable electrical equipment used as part of the Caretaking / Cleaning regime is subject to annual PAT Testing. This information is held by the Estate Services Manager.

4) The fixed electrical installation shall be tested every 5 years. The date of the last EICR was 27/06/2024. The current EICR is showing a satisfactory result.



NICEIC APPROVED CONTRACTOR

This report is not valid if the serial number has been defaced or altered: 647475 EICR18.2C

ELECTRICAL INSTALLATION CONDITION REPORT

Issued in accordance with *BS 7671: 2018+A2:2022* – Requirements for Electrical Installations

Original (to the person ordering the work)

PART 1 : DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION

DETAILS OF THE CONTRACTOR (*Where applicable)
Registration N°: 041175 Branch N°*: 000
Trading Title: C & S Electrical Installations Ltd
Address: Unit 2 , Bridge Street, Wednesbury
Postcode: WS100AW Tel No: 0121 502 2117

DETAILS OF THE CLIENT
Contractor Reference Number (CRN): N/A
Name: Sandwell Mbc
Address: Direct 2 Industrial Park, Roway lane, Oldbury
Postcode: B69 3ES Tel No: N/A

DETAILS OF THE INSTALLATION
Occupier: Communal
UPRN: N/A
Address: 105-119 Thompson gardens , Smethwick, West midlands
Postcode: B67 6RZ Tel No: N/A

PART 2 : PURPOSE OF THE REPORT

Purpose for which this report is required:
Requested by the housing association to verify the standard of the electrical installation and is safe for continued use

Date(s) when inspection and testing was carried out: (27/06/2024) Records available (651.1): (No) Previous inspection report available (651.1): (No) Previous report date: (Unknown)

PART 3 : SUMMARY OF THE CONDITION OF THE INSTALLATION

General condition of the installation (in terms of electrical safety):
This installation is safe for continued use noting observations in part 5.

Description of premises Dwelling: ☑ Commercial: ☐ Industrial: ☐ Other (include brief description): N/A
Estimated age of electrical installation: (40) years Evidence of additions or alterations: (Yes) If Yes, estimated age 20 years Overall assessment of the installation is: Satisfactory

***An unsatisfactory assessment indicates that dangerous (Code C1) and/or potentially dangerous (Code C2) conditions have been identified (listed in PART 5 of this report) and it is recommended that these are acted upon as a matter of urgency.*

PART 4 : DECLARATION

INSPECTION AND TESTING

I/We, being the person responsible for the inspection and testing of the electrical installation (as indicated by my/our signature below), particulars of which are described in PART 6, having exercised reasonable skill and care when carrying out the inspection and testing, hereby declare that the information in this report, including the observations (PART 5) and the attached Schedules, provides an accurate assessment of the condition of the electrical installation taking into account the stated extent and limitations in PART 6 of this report.

Name (capitals) on behalf of the contractor identified in PART 1 : MR DANIEL LAYTON Signature: D.Layton Date: 27/06/2024
I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 27/06/2029 (date)
Give reason for recommendation: AS PER GUIDANCE NOTE 3, TABLE 3.2 OR CHANGE OF OCCUPANCY
The proposed date for the next inspection should take into consideration any legislative or licensing requirements and the frequency and quality of maintenance that the installation can reasonably be expected to receive during its intended life. The period should be agreed between relevant parties.

REVIEWED BY THE REGISTERED QUALIFIED SUPERVISOR FOR THE CONTRACTOR

Name (capitals) on behalf of the contractor identified in PART 1 : MR DAVE BUTLER Signature: D Butler Date: 07/08/2024

This report is based on the model forms shown in Appendix 6 of *BS 7671: 2018+A2:2022*
@ Copyright Certsure LLP (May 2023)

Enter a (✓) or value in the respective fields, as appropriate.
Where an item is not applicable insert N/A

Please see the 'Notes for Recipient' Page 1 of 13

5) Portable heaters are not allowed in any common parts of the premises.

6) Gas appliances and pipework are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team. The gas supply is external and is suitably protected from accidental damage.





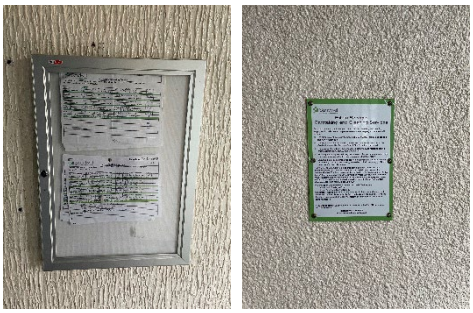

Section 15

Waste Control

1) 3 refuse hopper doors are installed on the ground, 1st & 3rd floor, allowing residents to dispose of household waste. A bin chute dispenses of the household rubbish into containers located in the bin store at the front elevation. The bin store doors are timber in construction and secured with a suited padlock and lever lock. The chute, rubbish containers and bin store provide a dedicated means of waste collection and storage separate from the residential accommodation.



2) There is a regular Cleaning Service to the premises.



3) Regular checks by Caretakers minimise risk of waste accumulation.

4) ‘Out of Hours’ service is in place to remove bulk items.

section 16

Control and Supervision of Contractors and Visitors

1) 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 local housing office. 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 is no current evidence of arson.

4) The perimeter of the building is well illuminated.

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

Section 18

Storage Arrangements

1) Residents instructed not to bring L.P.G cylinders into block.

2) The tenancy conditions, Section 7 – Condition 5.6 stipulates “If you live in a flat or maisonette, you, people living with you and any visitors to your property must not keep or use paraffin oil, petrol, bottled gas appliances or any other explosive, FLAMMABLE or dangerous material in the property. This restriction also applies to any storage facility situated in or attached to the block, which has been provided for your use.”

3) Residents should not store flammable liquids or gas cylinders on site.

4) No Flammable liquids stored on site by Caretakers / Cleaners.

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

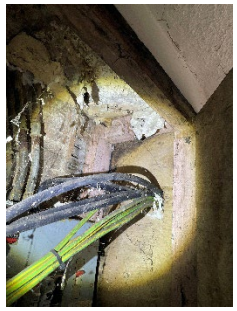
P2 Arrange and complete within 1-3 Months of assessment date

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

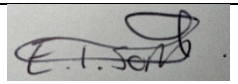
P4 Arrange and complete exceeding 6 months under programmed work

Fire Risk Assessment
Action Plan

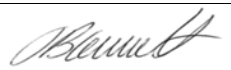
Name of Premises or Location:	105 - 119 Thompson Gardens
Date of Action Plan:	15/10/2026
Review Date:	October 2029

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
10/8	Suitable fire-stopping should be provided around the air transfer vents in ground level electrical cupboard.	 	P2	1-3 months Fire Rapid Response	

Observations/Recommendations 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).
7/10 – Electrical cupboards doors on the ground floor should be upgraded to fire doors FD30's as part of any future improvement works.

Officer	E.Somaiya	Qualifications	L3 PFRA IFE
Signed		Date	09/10/2026
Contact details	0121 569 7474		

Verified	M.Zafeer	Qualifications	L4 Diploma
Signed		Date	22/10/2026
Contact details	0121 569 7474		

Action plan approved by	Jason Blewitt	Job Role	Team Lead Fire 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: 105 - 119 Thompson Gardens

Updated: 19/05/2025

Premise Manager: Teresa Warren Donely
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 5077.

Report No.:	J420755
Nature of Work:	Management Survey
Issue Date:	09/06/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL21740TH13 2
Site Address:	105-119 Thompson Gardens (O&E), Smethwick, B67 6RZ



Order Placed By:	Dean Harding
Site Contact:	Dean Harding
Date(s) of Work:	19/05/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Louise Farmer
Technical Review Officer and Asbestos Consultant
09/06/2025

Non-accredited activities are present within this report.

Head Office:
20 Stourbridge Road,
Halesowen, West Midlands
B63 3US
Tel: 0121 550 0224
Email: sales@bradley-enviro.co.uk

UKAS INSPECTION 291 UKAS TESTING 1155 UKATA atac

Executive Summary Report of Asbestos Containing Materials (ACMs) By Risk | **105-119 Thompson Gardens (O&E), Smethwick** | **Report Number: J420755**

Sample No.:	Floor Level:	Block Name:	Location:	Item:	Asbestos Content:	Determination Method:	Extent:	Risk Category:	Recommendations:
No sample - presumed	E - External	Flats	08 - Main Building External	Asbestos Insulating board soffits	Crocidolite	Presumed	60 linear metres	B11	Monitor condition
No sample - presumed	Ground Floor	Flats	04 - Lobby	Asbestos Textile fuse tapes	Crocidolite	Presumed	1 unit	C10	Monitor condition
RD001753	1st Floor	Flats	03 - Landing/Stairs	Asbestos Gaskets	Chrysotile	Analysis of sample using PLM	2 units	C7	Monitor condition
RD001750	2nd Floor	Flats	02 - Landing/Stairs	Asbestos Gaskets	Chrysotile	Analysis of sample using PLM	2 units	C7	Monitor condition
RD001747	3rd Floor	Flats	01 - Landing/Stairs	Asbestos Gaskets	Chrysotile	Analysis of sample using PLM	2 units	C7	Monitor condition
RD001758	E - External	Flats	08 - Main Building External	Asbestos Mastic	Chrysotile	Analysis of sample using PLM	100 linear metres	C7	Monitor condition
RD001756	Ground Floor	Flats	04 - Lobby	Asbestos Gaskets	Chrysotile	Analysis of sample using PLM	2 units	C7	Monitor condition