

Fire Risk Assessment

Bowness House



**Lovett Avenue, Oldbury,
B69 1DQ**

Date Completed: 8th July 2025

Officer: M Zafeer **Fire Risk Assessor**

Checked By: Anthony Smith **Team Lead Building Safety**

Current Risk Rating = Tolerable

Subsequent reviews

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

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Section

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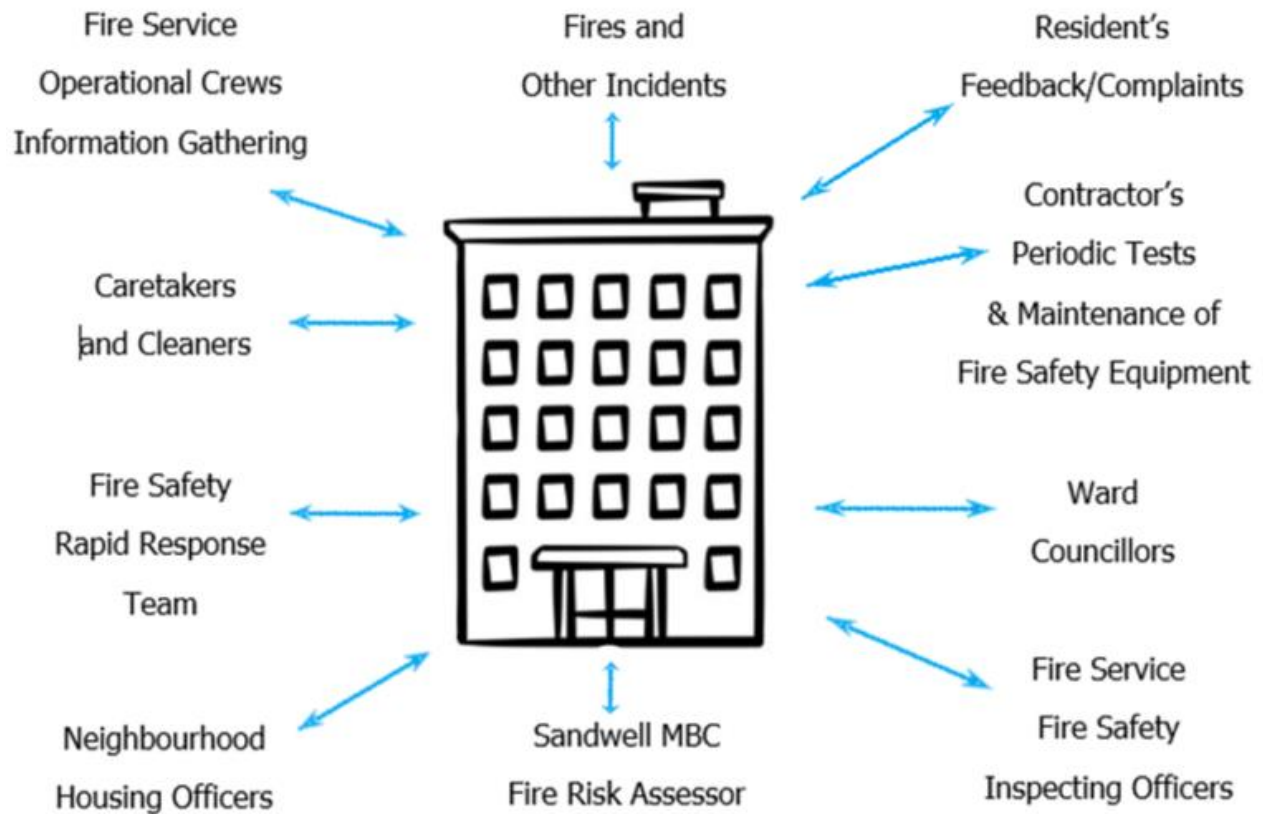
Introduction

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

This Type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on <https://www.wmfs.net/our-services/fire-safety/#reportfiresafety>. In the first instance however, we would be grateful if you could contact us directly via https://www.sandwell.gov.uk/info/200195/contact_the_council/283/feedback_and_complaints or by phone on 0121 569 6000.

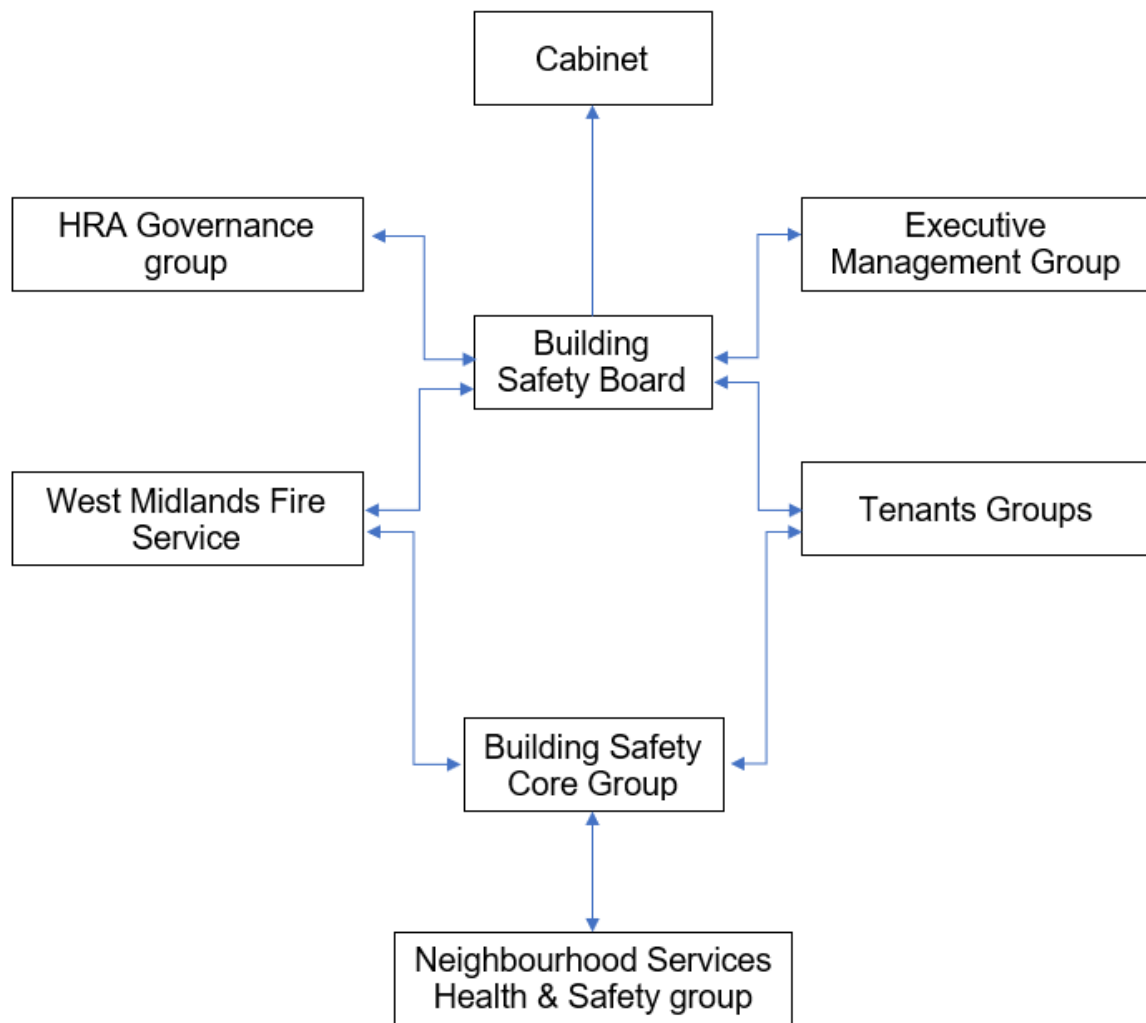
The date of the fire risk assessment is on the front page, followed by any subsequent reviews. A recurring time frame is not set in legislation. The council has procedures and policies in place that will trigger a review of the fire risk assessment. This then is recorded on the fire risk assessment. If the review suggests the fire risk assessment is not currently suitable and sufficient, then a new fire risk assessment will be undertaken and become the current fire risk assessment. The previous fire risk assessment will be retained in the building safety case for that building.

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



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

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



To summarise the fire risk assessment, in this scenario the RR(FS)O requires the prescribed information to be recorded. The prescribed information is the significant findings of the fire risk assessment and those groups or persons especially at risk from fire. This is recorded here in [section 1](#). Also required to be recorded under article 11, are the fire safety arrangements for the planning, organisation, control, monitoring and review of the preventative and protective measures. The information shown above is part of this requirement.

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

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

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

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

Significant findings

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

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

Section number	Section Area	Individual Risk Level
Section 6	External Envelope The building is constructed of traditional brick with UPVC windows units to the flats and aluminium window frames to the communal stairways. Pathways lead up to the front and rear of the premises from the road. Aluminium door entrances to the front and rear. There is a private balcony attached to each flat.	Tolerable

	<ul style="list-style-type: none"> • Flat 7 has wicker type fencing attached to the front of the balcony rail. • Flat 4 has fire loading combustibles on the balcony • On the rear elevation of the building there is approximately a 200mm open vent, on investigation it seems to come from a resident's kitchen. 	
Section 7	<p>Means of Escape from Fire</p> <p>Flat 1,2,3 located on ground floor in between front and rear final exit doors</p> <p>Flats 1 to 7 have notional non fire rated doors installed at the front of the alcove leading to the main flat entrances.</p> <p>2 emergency lights installed near front and rear final exits</p> <p>Metal Trunking installed across ceiling routing from residents' meter cupboard and supplying flats within the block.</p> <p>Front & Rear exit door frames are of a timber construction.</p> <ul style="list-style-type: none"> • Ground floor, under stairs has a pushchair stored beneath it • First floor outside flat 7, there is a wicker and wooden storage unit with a towel over it. 	Tolerable
Section 8	<p>Fire Detection and Alarm Systems</p> <p>No detection in communal areas.</p> <p>Individual flats are fitted with hardwired smoke detection to an LD3 standard.</p>	Trivial

	Flat 7 checked - smoke detection in hallway LD3	
Section 9	Emergency Lighting Emergency lighting is on all floors 2 sets of lights to each floor.	Trivial
Section 10	Compartmentation <ul style="list-style-type: none"> Flat numbers 1,2,3,4,5,6,7, have additional non-fire rated notional front door installed to the front. Individual flat doors are FD30s rated composite fire doors. <ul style="list-style-type: none"> The 1st floor electrical cupboard door and frame is damaged around the locking mechanism area; the smoke seal has also parted away from a section of the door. 	Tolerable
Section 11	Fire Fighting Equipment The premises have no provision for firefighting equipment.	Trivial
Section 12	Fire Signage There is sufficient Fire door keep shut signs & No Smoking signs in place.	Trivial
Section 13	Employee Training All staff receive basic fire safety awareness training.	Trivial

Section 14	Sources of Ignition EICR carried out on the 19/02/2025	Trivial
Section 15	Waste Control Caretakers undertake regular checks and bins are stored away from the building. Refuse bins are to the rear against brick wall, away from residential block	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 There is external lighting, and a door entry system prevents unauthorised access.	Trivial

Section 18	Storage Arrangements <p>Residents have their own internal store cupboards next to their flat entrances which are kept secure with their own locks.</p> <p>There are also external storage set within a compound away from the main block, these are secured by residents with their own locks.</p> <ul style="list-style-type: none"> Storage of wooden crate and broken wooden pallet left in the courtyard near wooden fencing. 	Tolerable
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Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

Low	Unusually low likelihood of fire because of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

Extreme harm

Significant potential for serious injury or death of one or more occupants.

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

After carrying out a Type 1 fire risk assessment on Bowness House, in my conclusion, the likelihood of a fire is of a medium level of risk prior to the implementation of the action plan because of the normal fire hazards that have been highlighted within the risk assessment.

These hazards include

- Flat 4 has fire loading stored on the balcony, with the above balcony having wicker type screening attached the front of the railings, this creates a pathway for fire spread.
 - Flat 7 has Wicker type screening attached to the front of the balcony rails.
 - Pushchair stored on the ground floor, under the communal stairs.
 - Electrical rise cupboard on the first floor, the fire door has been severely compromised to perform as it was intended to so, due to the damage to the door, door frame and intumescent strip.
 - First floor landing has a storage unit stored in front of flat and access to the stairs.
-

- Open ventilation from a flat kitchen which is missing a cover.
- Storage of wooden crate and broken wooden pallet left in the courtyard near wooden fencing.

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 because, all flats have FD30s composite entrance doors, smoke detection to a minimum of LD3 installed in all flats, two final exit doors and a stay put unless fire strategy is in place.

On completion of the recorded actions the overall risk rating for the building will be reduced to trivial, subject to the recommended actions in this fire risk assessment.

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

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

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited cost.

Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the premises are unoccupied, it should not be occupied until the risk has been reduced. If the premises are occupied, urgent action should be taken.
Intolerable	Premises (or relevant area) should not be occupied until the risk is reduced.

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

Section 2

People at Significant Risk of Fire

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

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

Sandwell Council is currently writing a policy and procedures for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying

themselves as requiring a PEEP. This will be reliant on the outcomes of the government consultation which is yet to be published.

Residents are responsible for letting us know whether they might need a Personal Emergency Evacuation Plan (PEEP). The Resident Engagement Officers (Fire Safety) will conduct an assessment visit upon request. Any risk-reduction measures that are found where a PEEP is necessary and completed will be documented and taken quickly. With the consent of the resident, we will make a referral for West Midlands Fire Service to conduct a Safe and Well visit.

When a PEEP is in place, the relevant information will be kept in the secure Premise Information Box (High Rise Buildings only), which is set up to help WMFS in an emergency. The data is classified as level 1, which means it complies with the General Data Protection Regulations.

Section 3

Contact Details

The Chief Executive of Sandwell Metropolitan Borough Council has ultimate responsibility for the site as the responsible person identified by the RR(FS)O 2005.

The Chief Executive has put a structure in place to support the management of the site.

This includes the role of Building Safety Manager who has duties as defined within the Regulatory Reform (Fire Safety) Order 2005.

The contact names to support the management of the site are as follows:

Chief Executive Shokat Lal		
Executive Director Asset Manager & Improvement Alan Lunt		
Assistant Director Asset Management & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Rachel Price		
Building Safety Managers Adrian Jones Carl Hill Louis Conway Andrew Froggatt	Fire Risk Assessors Mohammed Zafeer Stuart Henely Vacancy	Resident Engagement Officers – Fire Safety Abdulmonim Khan Ethan Somaiya Hannah Russon

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

Section 4

Description of Premises

Bowness House
Lovett Avenue
Oldbury
B69 1DS

Description of the Property

The low-rise block was constructed in 1966 using a traditional brick cavity build.



The building consists of 3 floors with each floor containing 3 flats

Flats 1,2,3 are on the ground floor

Flats 4,5,6 are on the 1st floor

Flats 7,8,9 are on the 2nd floor

Each flat has their own private balcony. Internally there is one central concrete staircase that allows access to the 1st and 2nd floor.

Entrance to the building is accessed through the main entrance, which is slightly set back from the rest of the building, the front entrance is of timber frame with Spandrel panelling within the inserts to the frame either side of the front door. The rear is of Aluminium construction with Spandrel panelling in the inserts on either side of the entrance.

Both front and rear door entrances are accessed through a fob reader, the front entrance is equipped with a firefighters override switch.



Front entrance and fob

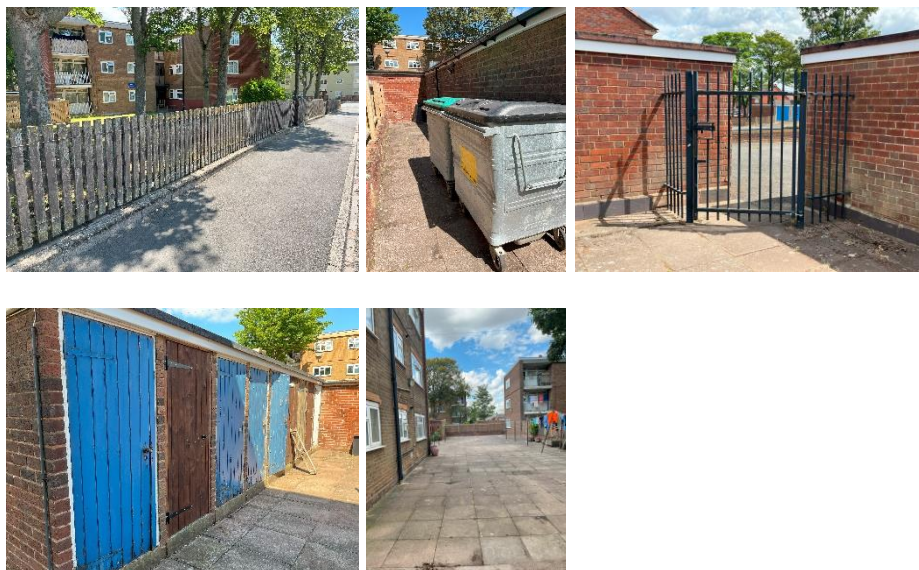


Rear entrance and fob



Firefighters Override Switch

Externally the building has a brick and wood fenced perimeter with a courtyard to the rear that accommodates the refuse bins and residents' storage. There is a metal pedestrian gate access to the road. This is easily accessed as there is no locking mechanism installed to it.



Nearest Fire station is Oldbury fire station, which is 1.1miles

The communal, any workplace areas and the external envelope of the building are subject to the Regulatory Reform (Fire Safety) Order 2005 as confirmed by the Fire Safety Act 2021.

The enforcing authority is West Midlands Fire Service.

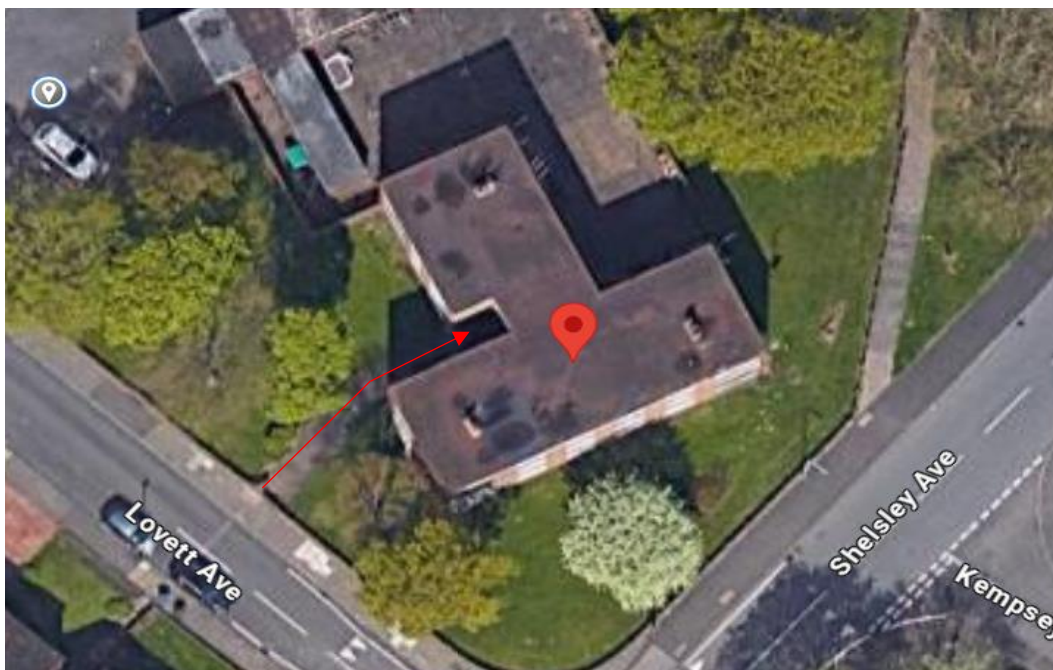
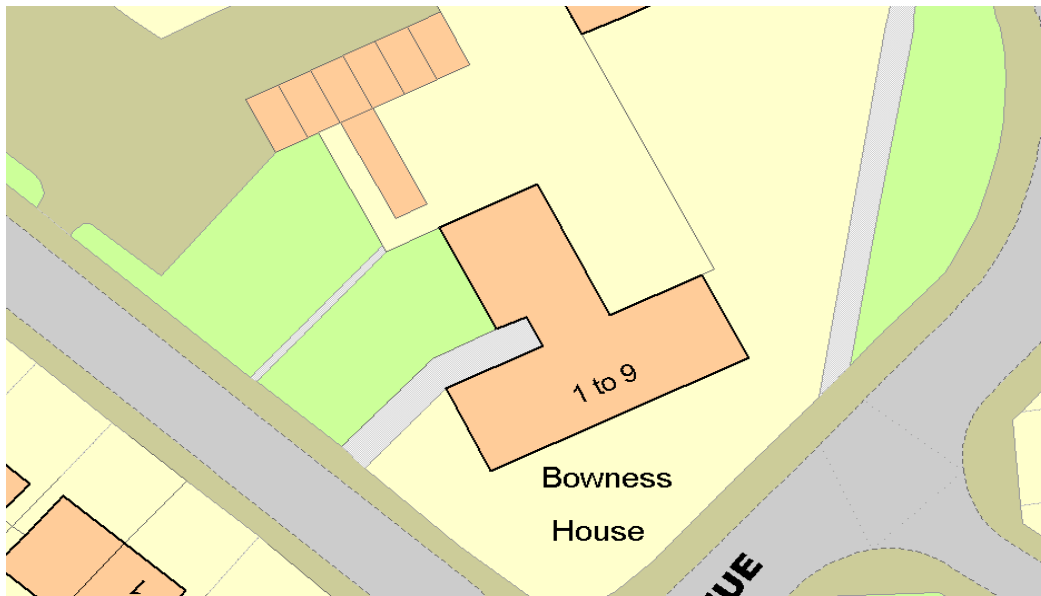
High/Low Rise	Low-Rise
Number of Floors	3
Date of Construction	1966
Construction Type	Traditional brick
Last Refurbished	Unknown
External Cladding	None
Number of Lifts	None
Number of Staircases	1
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	No
Refuse Chute	No
Access to Roof	No, no Internal Access
Equipment on roof (e.g. mobile phone station etc)	No

Persons at Risk

Residents / Occupants of 9 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.

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

- 1) The external construction of the building is predominantly brick with UPVC and felt fascia to the roof line



UPVC and felt roofing

- 2) UPVC double glazed units have been installed to each flat. Aluminium framed units to the communal stairwell.



UPVC Units



Front and rear Aluminium Framing

- 3) On the front and rear elevation of the building, there are Spandrel panels installed under the aluminium window units.



Front and Rear Spandrel panelling under the window units

- 4) There are individual balconies to each flat on the block, there are 3 on frontal elevation to the building and a further 6 to the side elevation of the building, all balconies have metal railings as a means of a safety barrier.



Front Elevation



Side Elevation

- 5) There is no access internally to the roof of the building.
-

- 6) Flat 7 has wicker type of screening attached to the balcony railings.



- 7) Flat 4 has fire loading combustibles on the balcony.



- 8) On the rear of the building, there is a missing ventilation cover for extraction ducting that feeds from the ground floor kitchen. This venting is approximately 200mm wide.

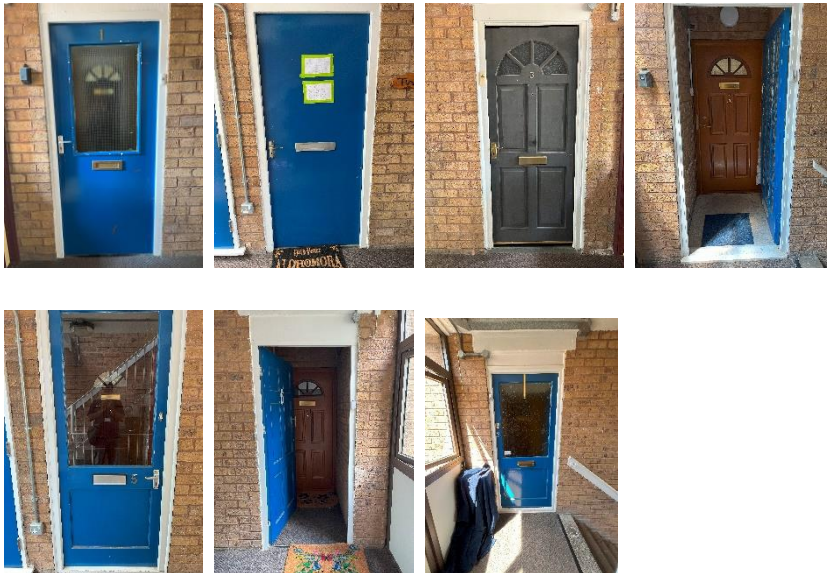


Extraction duct opening

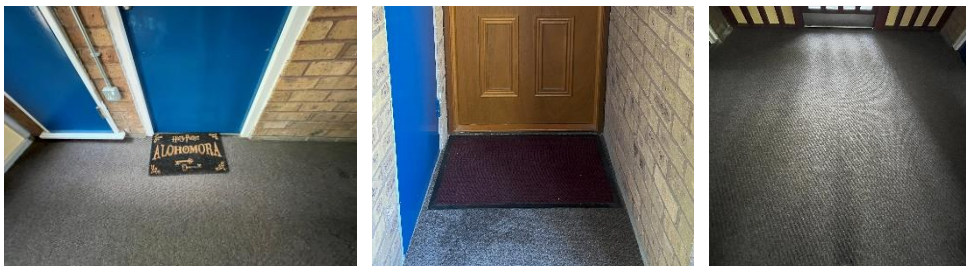
Section 7

Means of Escape from Fire

- 1) All flats are equipped with minimum LD3 detection to aid means of escape.
- 2) Flats 1,2,3,4,5,6,7 have a variety of non-fire rated notional doors installed on the front of the alcove by residents. The doors are secured by a mixture of Mortice and Yale type key locks. These doors should be considered for replacement, to certified self-closing FD30s door sets, on the next refurbishment of the block. Email sent to Capital Investments.



- 3) All corridors are of adequate width (at least 1050mm) and will be maintained clear to that width as a minimum.
- 4) All communal hallway floors are carpeted, the flat entrances have door mats, the fire rating is not known on the door mats.



All floors have S.M.B.C. fitted carpet. Due to the fact SMBC specified and managed the installation of the carpets, they are in accordance with BS EN 13501-1

BS 4790 Fire Test Method to textile Floor Coverings

Carpets BS 5287, 1988 specification for assessment and labelling of textile floor coverings

- 5) 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.



- 6) 2nd floor landing is kept clear of any obstructions that will hinder any means of safe escape.



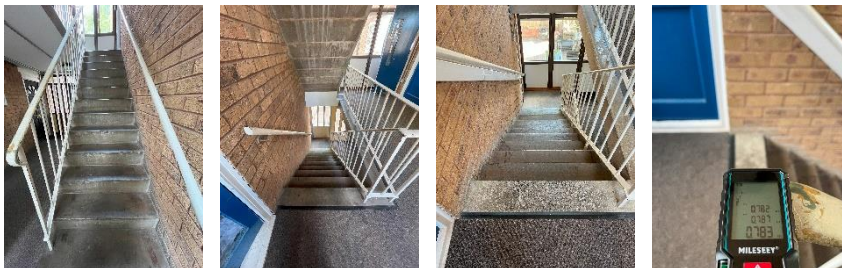
- 7) 1st floor landing outside flat 7, which is directly on the first-floor stairs, there is wickers and wood constructed chest of drawers with a towel over the top, this will need to be removed.



- 8) Ground floor communal hallway under the flight of stairs, is being used to store a push chair, this will need to be removed



- 9) The premises consists of a single staircase that provides means of escape, this is located as you enter the building, this has been measured and 750mm in width. All staircases have double rails, but the width is still acceptable. The are kept clear to maintain safe means of escape.



Ground to 1st

1st to 2nd

- 10) On the 1st and 2nd floor communal landings, there are a set of aluminium windows with Georgian wired glass, these windows can be opened without the use of a key in the case of escape, these also allow sufficient airflow. On one side of the corridors, the windows have trickle venting. There is no automatic smoke ventilation system installed in this premises.



Escape windows



Trickle venting windows

- 11) Emergency lighting is installed throughout the building, there is a set of lights to each floor, at either end which provide suitable emergency lighting in the event of an emergency.



Ground



First



Second

- 12) The final exit doors have door entry systems installed. These systems are designed to fail safe i.e. door unlocked in the event of a power failure. This prevents residents being locked in or out of the building. These doors are checked on regular bases by the 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).

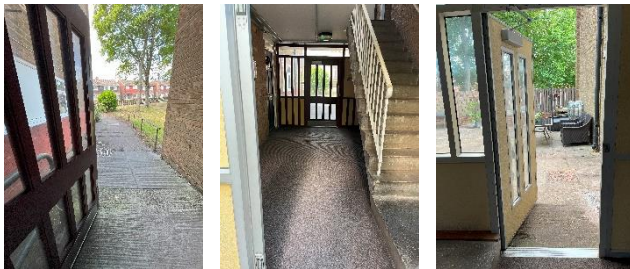


Front door entry/exit



Rear door entry/exit

- 13) There is a clear and safe exit out of the building via the two-ground floor exits.



Front final & Rear final exit

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 the equipment is subjected to a cyclical test.
- 2) Based on the sample of properties accessed during the fire risk assessment the smoke alarms within resident's flats are installed to an LD3 Standard.
- 3) Flat 7 was checked for detection, smoke detection is installed in the hallway – LD3

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 communal areas. The reason for this is:
 - I. Such systems may get vandalised.
 - II. False alarms would occur.
 - III. A Stay Put - Unless policy is in place

Section 9

Emergency Lighting

- 1) The premises have a sufficient emergency / escape lighting system in accordance with BS 5266.
- 2) Emergency lighting has been serviced by City Fire Electrical Services on 05/06/25.

		CF009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings	
Job Details			
Job ID 172950	Client Name Dodd Group (Midlands) Limited	Site Name BOWNESS HOUSE 1-9 (O&E)	
Job Order Number SMBC_16473946	Details Of Client Dodd Group Ltd Stafford Park 13	Site Address	
Client ID 25	Client Postcode TF3 3AZ	Site Post Code	
Site ID 8,662			
System Details			
Manufacturer Kosnic	Number of Fittings Onsite 6		
Inspections and Tests			
Type of inspection MONTHLY	Any luminaires having a repair has been internally cleaned NO	Are all luminaires labelled YES	
All luminaires and/or signs are functioning correctly PASS	A visual check of the fixed wiring installation has been carried out YES	Log book completed YES	
Each luminaire has been checked to ensure that the normal supply has been restored YES	Has any alteration to the building structure or layout affected the effectiveness of the emergency lighting system NO	Comments All passed	
All luminaires have been externally visually examined YES			
Sign Off Area			
NAME OF ENGINEER James anderton	New Signature 	New Date 05/06/2025	
Photos			
Photo Attachments	Photo Attachments	Photo Attachments	
Photo Attachments	Photo Attachments	Photo Attachments	

- 3) Emergency lights are also checked and tested monthly by Sandwell MBC in house electrical team



- 4) There are self-contained units installed on each floor consisting of 2 units per floor



Ground floor



1st Floor



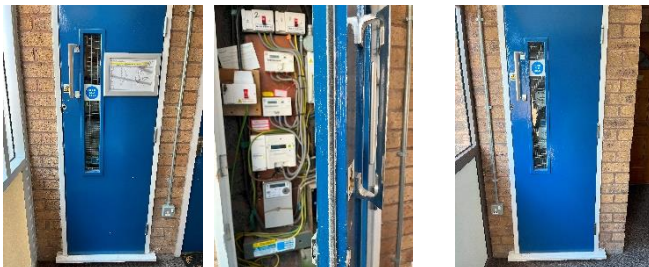
2nd floor

Section 10

Compartmentation

This section should be read in conjunction with Section 4

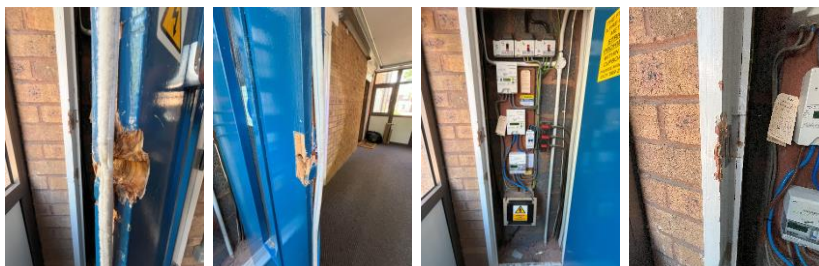
- 1) The building is designed to provide as a minimum 1-hour vertical fire resistance and 30 minutes horizontal fire resistance.
- 2) The premise does not have sufficient compartmentation to limit the travel and effect of smoke and flame in the event of a fire in communal areas due to having an open plan stairwell. 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 service cupboards on each floor containing residents' meters are lockable with a budget key.



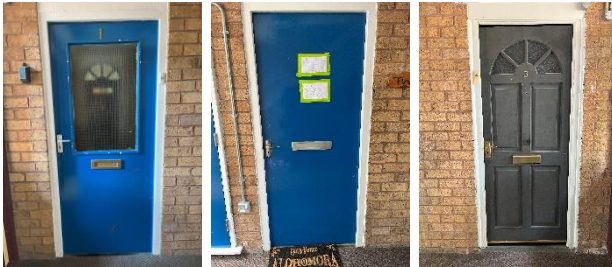
Ground floor Riser

2nd floor Riser

- 4) **The 1st floor electrical riser door and frame is damaged around the locking mechanism area; the smoke seal has also parted away from a section of the door.**



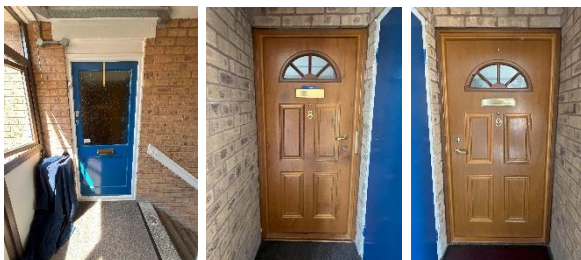
- 5) A variety of methods and materials have been used to achieve fire-stopping including Rockwool and intumescent pillows were needed.
- 6) All individual flats are installed with FD30s rated composite doors, however flats 1,2,3,4,5,6,7 have a variety of non-fire rated notional doors installed on the front of the alcove that leads to the main composite FD30s fire door of the flat. The installation of these door to when they were installed is not known. Please see Observations section. Email sent to Housing Manager, Leaseholder Management and Capital Investment.



Ground floor flats 1,2,3



1st floor flats 4,5,6



2nd floor flats 7,8,9

Block Name	Address	Front Door Type	Glazed
Bowness house 1-9 (O&E)	Bowness House 1-9 (o&e);Lovett Avenue;Oldbury;West	Intentionally Blank	
Bowness house 1-9 (O&E)	1 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed
Bowness house 1-9 (O&E)	2 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed
Bowness house 1-9 (O&E)	3 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed
Bowness house 1-9 (O&E)	4 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed
Bowness house 1-9 (O&E)	5 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed
Bowness house 1-9 (O&E)	6 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed
Bowness house 1-9 (O&E)	7 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed
Bowness house 1-9 (O&E)	8 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed
Bowness house 1-9 (O&E)	9 Bowness House;Lovett Avenue;Oldbury;West	Midland Timber Door FD30s	Glazed

- 7) All residents' storage cupboards next to their own front entrances are secured by residents own key. The door is a notional fire door.



Residents storage cupboards

Section

11

Fire Fighting Equipment

- 1) There is no firefighting equipment on this premises.

Section 12

Fire Signage

- 1) Fire door keep shut signs are displayed where appropriate. All resident meter cupboards display "Fire Door Keep Locked" sign.



- 2) Fire Action Notices are not displayed throughout the building. The signs are not necessarily due to the building not having a complex layout.
- 3) Yellow LPG warning signs are not displayed within the block. [refer to section 18](#)
- 4) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation.



Section
13

**Employee & Resident
Training/Provision of Information**

- 1) All Caretaking / Cleaning Employees have undertaken fire safety training. This includes use of bespoke 'Fire Safety in High / Low Rise Flatted Accommodation' Video.
- 2) All employees are encouraged to complete 'In the line of fire' training on an annual basis.
- 3) Caretaking teams are not currently trained in the effective use of fire extinguishers.
- 4) Fire safety has been provided as part of tenancy pack.
- 5) Staff undertaking fire risk assessments are qualified to or working towards Level 4 Diploma in Fire Risk Assessment.

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) Other portable electrical equipment as used by residents in communal areas is also subject to periodic PAT testing.
- 5) The fixed electrical installation shall be tested every 5 years. The date of the last test was 19/02/25.

APPROVED CONTRACTOR		Dodd Group		This certificate is not valid if the serial number has been defaced or altered		31236879	EICR18.3C
ELECTRICAL INSTALLATION CONDITION REPORT Issued in accordance with BS 7671: 2018 (as amended) - Requirements for Electrical Installations							
PART 1: DETAILS OF THE CONTRACTOR, CLIENT AND INSTALLATION							
DETAILS OF THE CONTRACTOR Registration No.: 004768004 Branch No*: 004 Trading Title: Dodd Group (Midlands) Ltd Address: Unit 1 Rabone Park, Rabone Lane, Smethwick Postcode: B66 2NN Tel No.: 0121 565 6000		DETAILS OF THE CLIENT Contractor Reference Number (CRM): N/A Name: Sandwell Council Address: Oldbury, West Midlands Postcode: Tel No: N/A		DETAILS OF THE INSTALLATION Occupier: Tenant UPRN: N/A Address: 1-9 Bowness House, Oldbury, West Midlands Postcode: B69 1DS Tel No: N/A			
PART 2: PURPOSE OF THE REPORT							
Purpose for which this report is required: Test and inspect to communal power to ensure safety for continued use.							
Date(s) when inspection and testing was carried out: 19/02/2025 - 21/02/2025 Records available (BS1): N/A Previous inspection report available (BS1): N/A Previous report date: N/A							
PART 3: SUMMARY OF THE CONDITION OF THE INSTALLATION							
General condition of the installation (in terms of electrical safety): Installation in generally in good condition, install is of an age of a older version of the regs(16th edition)							
Description of premises: Dwelling: (✓) Commercial: (N/A) Industrial: (N/A) Other (include brief description): N/A Estimated age of electrical installation: (25) years Evidence of additions or alterations: (X) If yes, estimated age N/A years Overall assessment of the installation for continued use: Satisfactory/Unsatisfactory** (delete as appropriate) **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 5 of this report. Name (capital): on behalf of the contractor identified in PART 1: LEON WALKER Signature: Date: 21/02/2025 I/We further RECOMMEND, subject to the necessary remedial action being taken, that the installation is inspected and tested by: 21/02/2025 (date) Give reason for recommendation: N/A 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 (capital): on behalf of the contractor identified in PART 1: STEPHEN TIMBRELL Signature: Date: 11/03/2025							
This report is based on the model forms shown in Appendix 6 of BS 7671: 2018 (as amended) © Copyright Certsure LLP (August 2024) Enter a (✓) or value in the respective fields, as appropriate. Where an item is not applicable insert N/A Please see the 'Notes for Recipients' Page 1 of 8							

- 6) Portable heaters are not allowed in any common parts of the premises.
- 7) Gas appliances and pipework (where installed) are subject to annual testing and certification. This cyclical contract is managed by the in-house Gas Team.
- 8) All Residents service cupboards on each floor are housed behind a FD30s fire rated doors. All cupboards are free from any combustibles.



- 9) Gas appliances and pipework (where installed) are subject to annual testing and certification. This contract is managed by the in-house Gas team. Gas supply to this premises is internal.



- 10) 2nd floor has door entry system power supply unit installed on the wall, this is secure and away from resident's reach.



- 11) All electrical cabling feeding supply from electrical risers to residents' flats and other units within the communal areas are housed through secure metal box trunking that is securely install across the upper walls and ceilings.

Electrical Trunking

Fire Risk Assessment



Section 15

Waste Control

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



- 2) Refuse bins are stored to the rear of the building. Bins Are regularly emptied by site services.



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



- 4) 'Out of Hours' service is in place to remove bulk items.
-

Section 16

Control and Supervision of Contractors and Visitors

- 1) All visitors must sign in and out at reception.
 - 2) Responsive Repairs service delivered by Sandwell MBC necessitates the production of an order via the computerised repairs system. Details of any known risks are documented on the repair order.
 - 3) Hot works are not permitted unless authorisation is given via the approved officer. The hot works procedure is to be followed.
 - 4) Utility companies are not allowed to access any service cupboard or secure area. They must request and collect maintenance keys from the Investments office @ Roway Lane. This allows scrutiny of what is the scope of any works such as installation of tenant's broadband / phone line etc.
 - 5) Where contractors are appointed to undertake major refurbishment works, Sandwell MBC Urban Design team will put control measures in place. Such Measures include: -
 - a) Pre-Contract Meetings – where contractor is made aware of all working arrangements and safe systems of work to be adopted. Issues covered in this meeting will include:
 - Health and Safety.
 - Site Security.
 - Safety of working and impact on children/school business.
 - Fire risk, if any.
 - Site Emergency Plan.
 - b) Monthly Site Meetings – in order to monitor, review and share any new information including any new risks.
 - c) Site monitored daily whilst work is in progress by Clerk of Works / Health and Safety Officers.
 - d) Final Contractor review on completion of works undertaken.
-

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 to the front and the rear.



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



Front External lighting



Rear External lighting



- 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) No Flammable liquids stored on site by Caretakers / cleaners.
- 4) There are no flammable liquids or gas cylinders stored on site.
- 5) Residents have individual storage cupboard internally and externally which they keep secured by means of own keys.



- 6) **There is a wooden crate alongside some bits of a wooden pallet stored in the courtyard next to the perimeter timber fence. This should be removed.**



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:


Bowness House

Date of Action Plan:




23rd July 2025

Review Date:


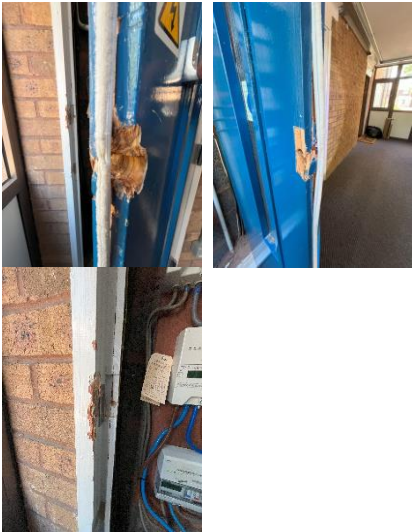

<Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsibl e	Date Completed
6,6	Flat 7 has wicker type of screening attached to the balcony railings, Will need removing.		P2	1-3 Months Housing Team	

Fire Risk Assessment

6,7	Flat 4 has fire loading stored on the balcony, will need removing.		P2	1-3 Months Housing Team	
6,8	On the rear of the building, there is a missing ventilation cover for extraxtion ducting that feeds from the ground floor kitchen.This venting is approximately 200mm wide. Needs cover installing.		P2	1-3 Months Fire Rapid Response JM1734633 4	
7,7	First floor outside flat 4, there is a wooden storage unit left on the landing. Will need removing		P2	1-3 Months Housing Team	

Fire Risk Assessment

7,8	Ground floor communal area, under the stairs, there is storage of a pushchair. Will need removing.		P2	1-3 Months Housing Team	
10,4	The 1 st floor electrical riser door and frame is damaged around the locking mechanism area; the smoke seal has also parted away from a section of the door. Needs to be repaired.		P2	1-3 Months Fire Rapid Response JM17346370	
18,6	Storage of wooden crate and wooden pallet next to perimeter timber fencing. Needs to be removed		P2	1 – 3 Months Housing Team	

Observations

Flats 1,2,3,4,5,6,7 have a variety of non-fire rated notional doors installed on the front of the alcoves. The doors are secured by a mixture of Mortice and Yale type key locks. These doors should be considered for replacement, to certified self-closing FD30s door sets, on the next refurbishment of the block.



M. Zaf.	Fire Risk Assessor	Date: 24 July 2025
A. Smith	Team Lead Building Safety	Date: 24 July 2025

Appendix 1

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

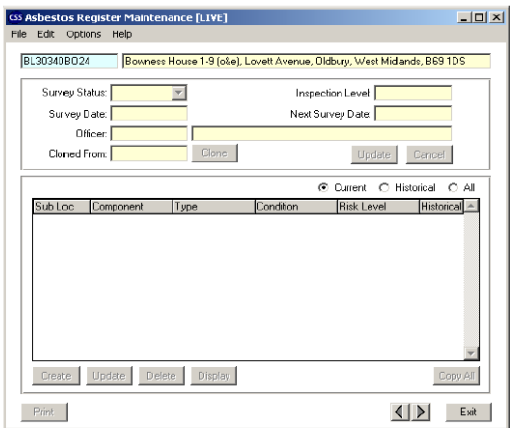
Name of property: Bowness House

Updated:

Premise Manager: Rachel Price

Tel. No.: 0121 569 2975

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

Asbestos Survey		Property Address	Bowness House 1-9, Oldbury, B69 1DS				✓ Office use
Surveyed by	S.Harrison	Date	20/03/14		Checked by	DEREK STILL	
					Date	29/12/2014	
Reason for request		HSG 264 - Survey Report Type		Property Description			
Investment Void		Refurbishment Survey		3 STOREY LOW RISE BLOCK FLATS			
Investment Tenanted		Management Survey	✓				
R & M Void		SHAPE Interrogated.	✓				
R & M Tenanted		No Existing SHAPE Data.					
Medical / Emergency - Heating Works		Existing SHAPE Data.	✓				
Communal Areas	✓	Refurb Surveys Interrogated ?		Year Built			
				Notes / including details of similar property surveys completed.			
Building Surveyors 0121 569 5077				Asset Team – Investment Division Operations & Development Centre Roway Lane Oldbury B69 3ES			
							

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 complements the survey & report process it does not substitute the Refurbishment & Demolition Survey.

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

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

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