Fire Risk Assessment

Bridge House1-12

Oakfield Close, Smethwick
B66 3JZ.

Date Completed: 9th June 2026
Officer: M Zafeer **Fire Risk Assessor**
Checked By: J Blewitt **Team Lead Fire Safety**

Current Risk Rating = Tolerable

Sandwell
Metropolitan Borough Council

Subsequent reviews

Review date	Officer	Comments

Contents

Section 0 Introduction

The Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O) places a legal duty on landlords to complete a fire risk assessment (FRA).

Specifically, RR(FS)O article *9. — (1) "The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order*".

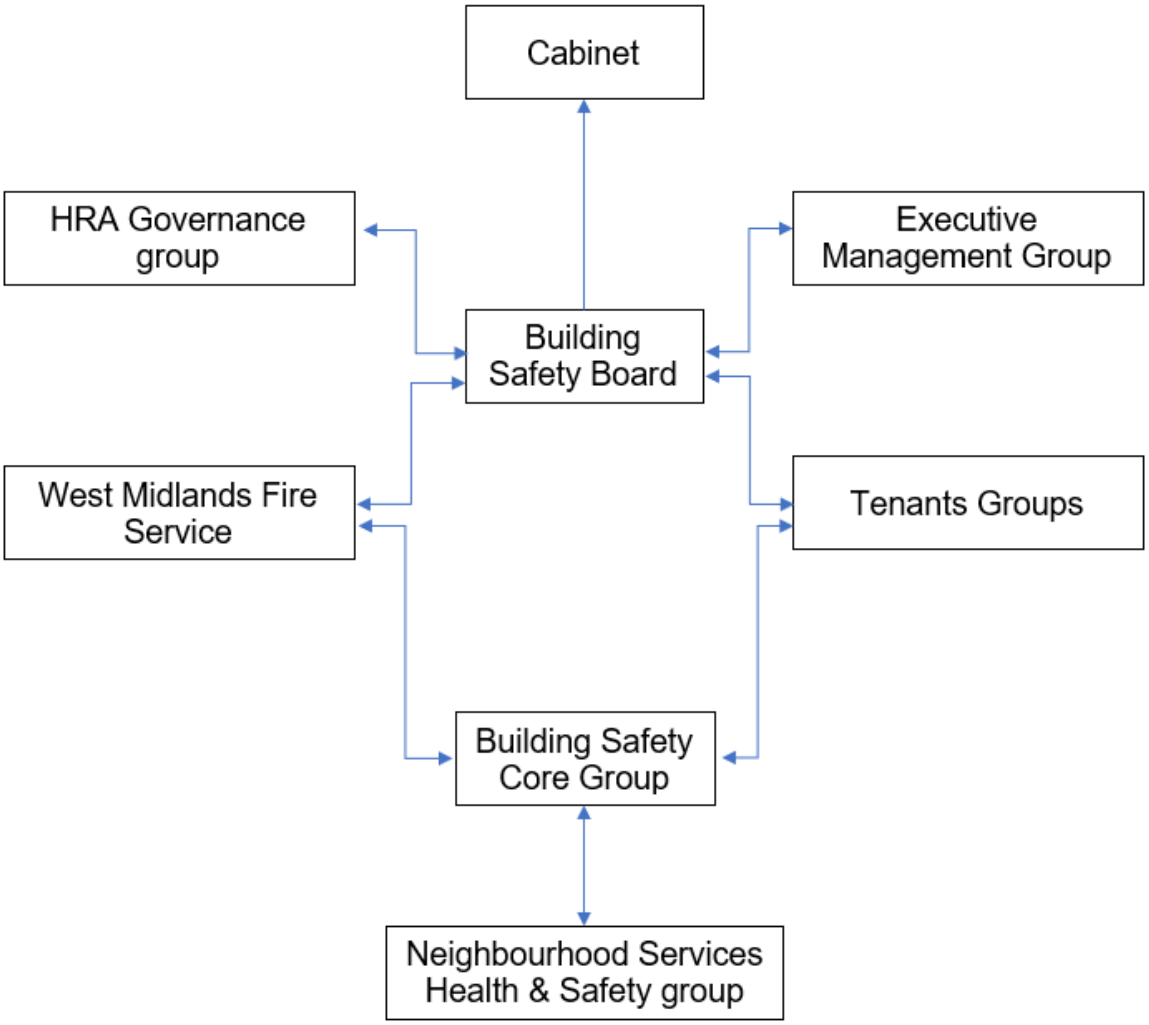
This Type 1 fire risk assessment has been written to comply fully with the above legislation which is enforced locally by West Midlands Fire Service. If required, complaints can be made to them by telephone on 0121 380 7500 or electronically on https://www.wmfs.net/our-services/fire-safety/#reportfiresafety. 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 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** Traditional brick-built 4 story block of flats with 12 flats. Each flat is of 2 floors, flats 1-6 are on the ground floor and with flats 7 -12 on the first floor The block consists of an open deck access to the 1st floor; ground floor flats open to fresh air.	Trivial

	Steel railings installed on 1st floor open deck access, UPVC window units installed with UPVC soffits and facia to the roof line Front entrance doors are of timber construction with glass inserts within the door.	
Section 7	**Means of Escape from Fire** There are 2 staircases along the means of escape with 1 floor accommodating an open deck access with 2-way travel. Ground floor flats open into fresh air, with 1st floor flats opening onto a open deck access with two-way directional exits, all flat windows along open deck escape route is above the required 1100mm threshold. Refuse hoppers are located on staircase within a designated cupboard behind a FD30s fire door Final exit doors are made to fail safe in an emergency Resident electrical meters are located next to the front entrance doors. All escape routes and stairways are equipped with standard lighting coupled with emergency lighting Stairs and landings are clear of any obstruction.	Tolerable

	• Push chair and bike left in communal corridor floor area. Pathways out man entrance is clear and safe.	
Section 8	**Fire Detection and Alarm Systems** Individual flats are fitted with hardwired smoke detection to an LD3 standard minimum.	Trivial
Section 9	**Emergency Lighting** The premise has emergency lighting in communal corridors, stairwells and open deck access Conventional lighting is evident throughout the block, corridors, staircase landing.	Trivial
Section 10	**Compartmentation** The block has sufficient compartmentation between dwellings. Cyclical programme in place to ensure fire stopping has not been compromised. All flat entrance doors are fitted with composite FD30s fire doors, except where specific escape routes eliminate the risk. Ground-floor flats opening directly to fresh air with no overhead risk do not require fire doors. Similarly, first-floor flats opening onto open deck access are exempt because alternative two-way travel routes successfully mitigate the fire risk. Could not gain access to check resident electrical cupboards located at both	Tolerable

	communal entrances under the stairs, *FRA to be updated when access is gained* Could not gain access to roof void in the communal stairwell landing. *FRA to be updated once access is gained* • Refuse chute room on the left communal stairwell to the block has a section of smoke seal damaged.	
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** Recent Satisfactory EICR was carried out on the 03/04/2023	Trivial
Section 15	**Waste Control** Caretakers undertake regular checks and bins are stored away within secured bin room. Refuse bins stored in a dedicated refuse cupboard located outside to the rear, next to the rear final exit.	Tolerable

	• External refuse bin store room door has a damaged securing handle, this leaves the door open and unsecurable	
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. No fire incidents reported since the last FRA.	Trivial
Section 18	**Storage Arrangements** There are no external or internal storage cupboards for residents.	Trivial

Risk Level Indicator

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

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

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

Low ☐ Medium ☒ High ☐

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

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

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

Slight Harm ☒ Moderate Harm ☐ Extreme Harm ☐

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

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

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

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

Trivial ☐ Tolerable ☒ Moderate ☐ Substantial ☐ Intolerable ☐

Comments

After carrying out a Type 1 **non-intrusive** fire risk assessment on

1-12 Bridge House.
Oakfield Close,
Smethwick.
B66 3JZ.

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.

The potential life safety risk from fire within this building is categorized as slight, based on its current use and occupancy. Although FD30S composite fire doors are present at flat entrances, they are not strictly necessary due to the building's inherent design. Ground-floor flats exit directly to the outside, while first-floor flats benefit from open-deck access with two-way escape travel. Additionally, all windows bordering the escape routes are installed above the 1100mm threshold height.

Risk is further mitigated by localized LD3-standard smoke detection within each flat and proactive communal housekeeping to eliminate fire load. The escape routes benefit from comprehensive illumination via conventional, emergency, and borrowed street lighting. Finally, the main exit door features a fail-safe mechanism that unlocks automatically in an emergency, supporting the building’s designated 'Stay Put Unless' fire strategy

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

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.

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 risk.

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need to be kept.
Tolerable	No major additional fire precautions are required. However, there might be a need for reasonably practicable improvements that involve minor or limited 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. 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 has a policy and procedure in place for Personal Emergency Evacuation Plans (PEEPs). This is based on tenants identifying themselves as requiring a PEEP.

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 Manager & Improvement Sarah Agar		
Fire Safety Manager Tony Thompson		
Team Lead Fire Safety Jason Blewitt		
Team Lead Building Safety Anthony Smith		
Housing Office Manager Teresa Warren - Donley		
Building Safety Managers Adrian Jones Carl Hill Louis Conway Andrew Froggatt	**Fire Risk Assessors** Mohammed Zafeer Stuart Henely Craig Hudson	**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

1-12 Bridge House.
Oakfield Close,
Smethwick.
B66 3JZ.

Description of the Property

This Type 1 non-intrusive fire risk assessment pertains to the residential block at 1-12 Bridge House, a four-storey, low-rise building constructed in 1967 utilizing traditional brick cavity walls. The property consists of 12 self-contained, two-storey dwellings with flats 1- 6 located on the ground floor, flats 7-12 flats are accessed via an open deck on the first-floor rear elevation of the block. Emergency egress is supported by two staircases located at opposite ends of the block, providing occupants with a two-way direction of travel when exiting the premises.

The site has adequate street parking situated at the front of the building. Resident and visitor vehicles are positioned at a safe and appropriate distance from the building envelope**,** reducing potential fire spread or obstruction to access routes.


Front and rear elevation of the block.

Ground floor – Flats 1-6
1ST floor – Flats 7-12

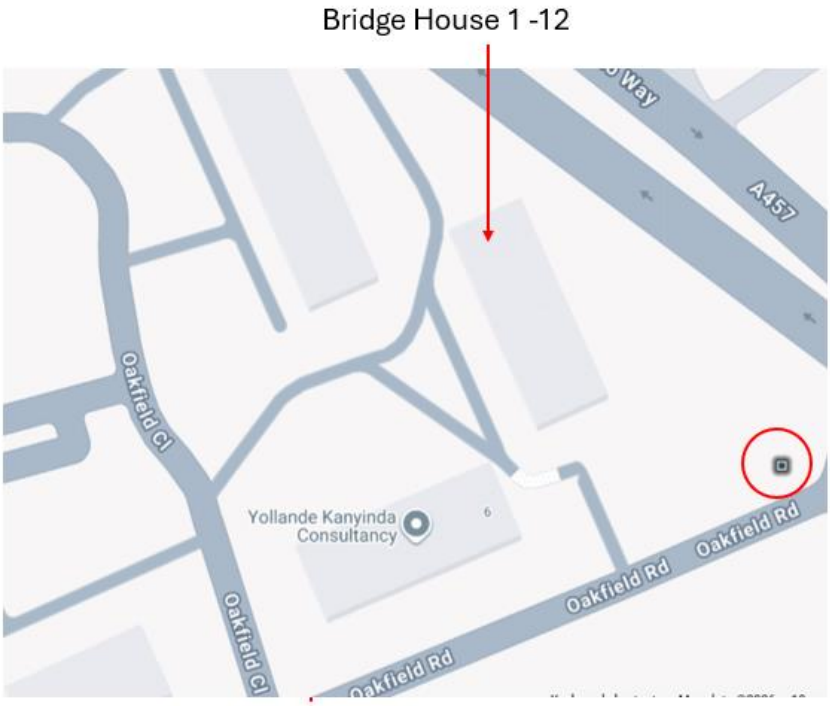
There are 2 main entrances to the building, access is through timber doors, with door accessed via fob readers, these are located to either side of the block, trades and visitors use an intercom system. For emergency access there are firefighter manual override switches located above the door's intercom panel.

Both side entrance with door access control to the block

Firefighter's switches at both entrances

Externally the building has a timber fenced perimeter

Location of the nearest Hydrant is located on Oakfield Road.



Hydrant is circled in red

Nearest Fire station is Smethwick Fire Station, which is 0.3 miles.

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	4 story blocks, with 2 floors to each flat.
Date of Construction	1967
Construction Type	Traditional Brick Cavity and Concrete Construction
Last Refurbished	Unknown
External Cladding	No
Number of Lifts	None
Number of Staircases	2
Automatic Smoke Ventilation to communal area	None
Fire Alarm System	No,
Refuse Chute	Yes, 2
Access to Roof	2nd floor Balcony
Equipment on roof (e.g. mobile phone station etc)	None

Persons at Risk

Residents / Occupants of 12 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 1-12 Bridge House present an acceptable level of risk to fire.

1) The building features a predominantly traditional cavity brick and concrete construction, topped with a flat roof and finished with UPVC under boarding along the roofline. Both access entrances are provided via a glazed timber door, situated to the either side of the block there are two dedicated refuse stores housed within a secure area, accessible via a locked steel doors.

Front Elevation

Both side and rear elevation

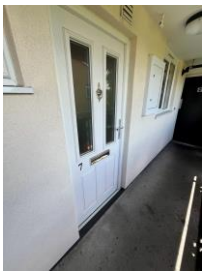
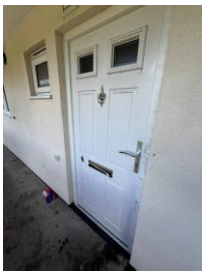
Front Entrance and bin refuse room.

2) UPVC double glazed window units have been installed for each flat and communal areas within the block.

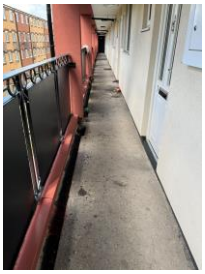


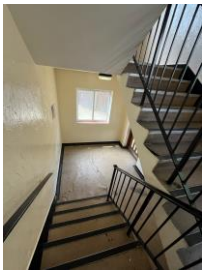
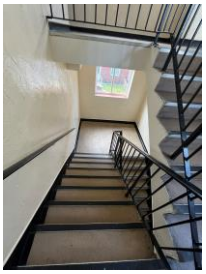
4) Residential flat entrance doors are a mixture of timber and composite doors FD30s doors, flats 1- 6 are positioned on the front elevation and open directly into the open air. Dwellings on the first floors are accessed via an external open deck; the first-floor open deck access is installed with steel railings measuring 1210mm high. The communal stairwells are of concrete and steel construction and are situated on both sides of the building.



Ground & 1st Floor flats entrance doors



1st floor open deck railings

Section 7

Means of Escape from Fire

1) Each flat is equipped with, as a minimum LD3 fire detection to facilitate means of escape and provide sufficient response time.

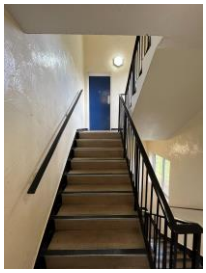
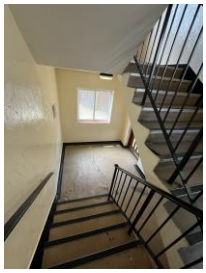
2) Floor mats outside flats entrances are of acceptable size and condition.

3) The open deck is measured at a width 1100mm and are kept clear to promote & maintain safe exit in an event of fire. All windows along the deck access were noted to be over the required measurement of 1100mm above the floor for safe evacuation.

1st floor open deck with width and height of windows

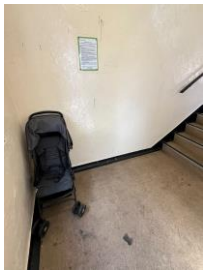
4) Communal areas are kept free of flammable items. The communal areas are checked on a regular basis by Caretaking / Cleaning teams 365 days per year, and all items of rubbish are immediately removed. There is also an out of hour's service that allows combustible items of furniture / rubbish to be removed.

5) 1-12 Bridge House consists of 2 staircases that provides sufficient means of escape, these are located as you enter the block from either entrance. The width of the staircases has been measured from handrail to handrail at a measurement of 969mm These stairs and landings are kept clear to maintain safe means of escape.


Ground to 1st floor staircase.

6) On the ground floor under the stairs within the communal entrance, a push chair and bike have been stored in the means of escape




7) There is no automatic smoke ventilation system installed in this premises as the communal stairwell and landing areas can be opened to fresh air using the doors to the open deck access and UPVC windows installed with trickle vents on each staircase landing.

1st and 2nd floor landing

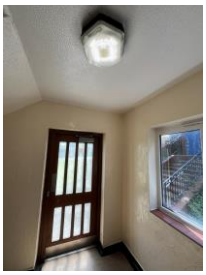
8) Bin chute rooms are located on the staircase landings at both ends of the block. Situated within the escape routes, these rooms are secured behind timber FD30S fire doors and present no risk to a safe evacuation.

9) Electrical meters for residents are located next to flat entrance doors, for flats 7-12 these are in the means of escape on the open deck access but are installed behind a safe and secure metal electrical enclosure.

10) The block has dedicated emergency lighting system installed with standard lighting units situated throughout the communal stairwell, internal landings, and the open-deck access on the first floor. These

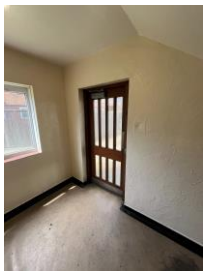
units, supplemented by borrowed street lighting, provide sufficient levels of illumination to facilitate a safe means of escape.






11)There is a clear and safe exit out of the building via the ground floor exits. The final front exit doors are made to fail safe in an emergency allowing smooth and safe evacuation.



Final front exit doors and doors exits buttons

12) The route out the block to ultimate safety is clear from both final exit doors.

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) 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

4) SMBC's Job Manager system confirms detectors to LD3 standard were checked as part of the most recent annual gas service for

Flat 1 – Hallway and Landing – LD3
Flat 2 – Hallway, Landing, Kitchen, Living Room – LD2
Flat 3 – Hallway and Landing – LD3
Flat 4 – Hallway, Landing, Kitchen, Living Room – LD2

For information
LD1 all rooms except wet rooms
LD2 all-risk rooms e.g. Living Room, Kitchens, and Hallway.
LD3 Hallway only

Section 9

Emergency Lighting

1) Emergency lighting is present within the blocks The premises have a sufficient emergency / escape lighting system in accordance with BS 5266

2) Emergency lighting is serviced and checked by Sandwell Council contractor City Fire and monthly inspected by in house Sandwell electrical staff.

cityfire & Electrical Services Ltd

CF009 - SMBC - Emergency Lighting Test Certificate - Self-Contained Fittings

Job Details

Job ID	Client Name	Site Name
195441	Dodd Group (Midlands) Limited	BRIDGE HOUSE 1-12 (O&E)
Job Order Number	**Details Of Client**	**Site Address**
SMBC_18491286	Dodd Group Ltd Stafford Park 13	
Client ID	**Client Postcode**	**Site Post Code**
25	TF3 3AZ	
Site ID		
8,612		

System Details

Manufacturer	Number of Fittings Onsite
kosnic	13

Inspections and Tests

Type of inspection	Any luminaries having a repair has been internally cleaned	Are all luminaries labelled
MONTHLY	NO	YES
All luminaires and/or signs are functioning correctly	**A visual check of the fixed wiring installation has been carried out**	**Log book completed**
PASS	YES	YES
Each luminaire has been checked to ensure that the normal supply has been restored	**Has any alteration to the building structure or layout affected the effectiveness of the emergency lighting system**	**Comments**
YES	NO	
All luminaries have been externally visually examined		
YES		

Sign Off Area

NAME OF ENGINEER	New Signature	New Date
jamie davis	J. Davis	21/04/2026

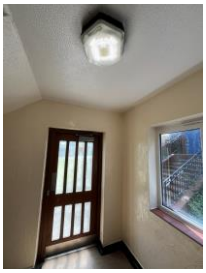
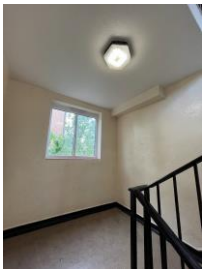
Photos

Photo Attachments	Photo Attachments	Photo Attachments
Photo Attachments	Photo Attachments	Photo Attachments

6CD28149-162C-4C8B-8C3A-96A52EB9AEB6

City Fire emergency lighting Cert and monthly test sheet.

3) Emergency lighting is installed throughout the building; units are installed in communal areas e.g. stairways & corridors.


Section 10

Compartmentation

This section should be read in conjunction with Section 4

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 inspection did not reveal any breaches in compartmentation.

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

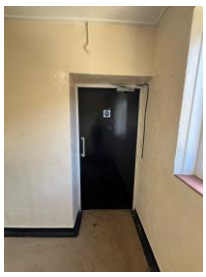
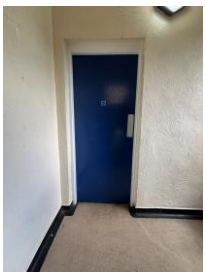
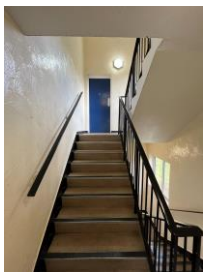
2) The building is designed to provide as a minimum 1-hour vertical and vertical fire resistance.

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) The existing fire-stopping measures are fit for purpose, and a cyclical programme is in place to ensure that the fire-stopping has not been compromised by third parties and to make enhancements where necessary.

5) A variety of methods / materials have been used to achieve fire-stopping such as intumescent mastic around penetrations.

6) Both stairwells maintain sufficient compartmentation via FD30S fire doors equipped with self-closing devices, which control access from the landings to the open-deck walkways

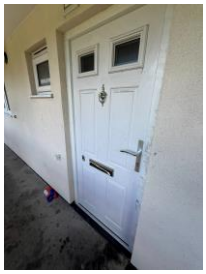
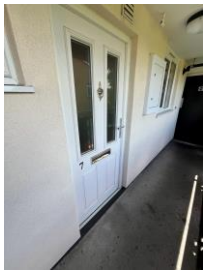





7) Electrical sservice cupboards on the ground floor under the stairs are locked and secured behind a steel door. It was not possible to access these cupboards to check firestopping and compartmentation. *FRA will be required to be updated when access is gained.*


8) While composite FD30s fire doors are fitted as standard to all flat entrance doors, exemptions apply based on specific escape route configurations. Ground-floor flats opening directly to fresh air with no vertical risk are exempt. First-floor flats opening onto open-deck access also do not require fire doors, as the availability of two-way travel sufficiently mitigates the risk. Compliance is further supported along these open deck access routes as all resident flat windows are set above the 1100mm threshold height from the finished floor level.



Ground floor flats 1-6

1st floor flats 7-12

Block Name	Place-Re	Address	Front Door Type	Glazed / Not Glazed
Bridge House 1-12 (O&E)	BL35300BR10	10 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	11 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	12 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	2 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	3 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	4 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	5 Bridge House;Oakfield Close;Smethwick;West midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	6 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	7 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	8 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	BL35300BR10	9 Bridge House;Oakfield Close;Smethwick;West Midlands;	Permadoor	Glazed
Bridge House 1-12 (O&E)	**BL35300BR10**	Bridge House 1-12 (o&e);Oakfield Close;Smethwick;West Midlanc	Intentionally Blank	

9) Both refuse chute rooms are installed with timber FD30s fire doors, with self closing devices.The self closing devices where inspected and checked for auto closure, no issues found.


10) Refuse chute room on the left stairwell landing has a section of smoke seals damaged by paint fouling and will not perform as it should.


11) Intumescent seals have been installed within the chute hoppers located in both refuse chute rooms within the communal stairwell at either end of the block



12) Roof access located on both 1st floor stairwell landings was not possible to gain access, the FRA will need to be updated once acess is gained.


Section 11

Fire Fighting Equipment

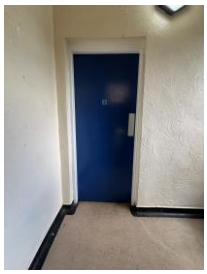
1) There is no firefighting equipment on this premises.

Section 12

Fire Signage

1) There is fire doors installed within the premise, these are found in the communal stairwell housing the refuse chute rooms and the access in both directions to the open deck access. Fire doors signage is evident on these doors.






2) Yellow LPG warning signs are not displayed within the block. refer to section 18.

3) Smoking is prohibited within any communal parts of the building in line with Smoke Free England legislation. Signage is also displayed in the external refuse cupboard located next to the entrance doors.


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. Caretaking teams are not expected to tackle fires in this area.

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.

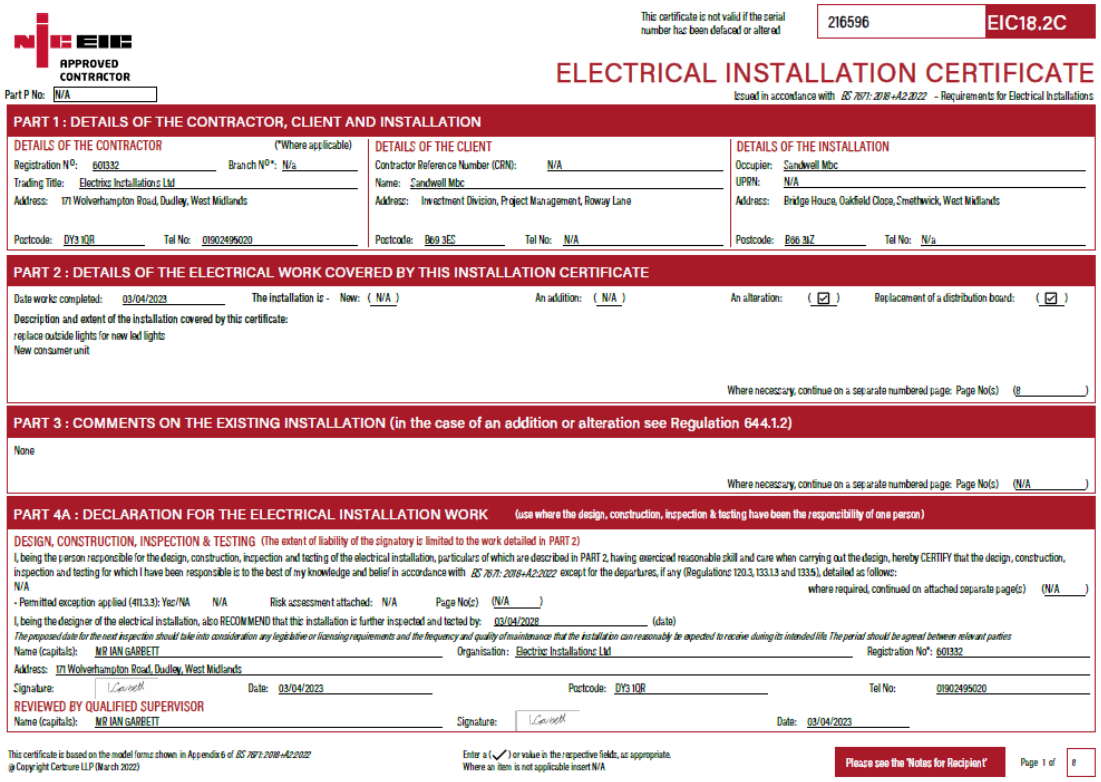
Section 14 Sources of Ignition

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) The fixed electrical installation shall be tested every 5 years. Recent Satisfactory EICR was carried out on the 03/04/2023



APPROVED CONTRACTOR

Part P No: N/A

This certificate is not valid if the serial number has been defaced or altered 216596 EIC18.2C

ELECTRICAL INSTALLATION CERTIFICATE

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°: 601332 Branch N°*: N/a
Trading Title: Electric Installations Ltd
Address: 171 Wolverhampton Road, Dudley, West Midlands
Postcode: DY3 1QR Tel No: 01902495020

DETAILS OF THE CLIENT
Contractor Reference Number (CRN): N/A
Name: Sandwell Mbc
Address: Investment Division, Project Management, Roway Lane
Postcode: B69 3EC Tel No: N/A

DETAILS OF THE INSTALLATION
Occupier: Sandwell Mbc
UPRN: N/A
Address: Bridge House, Oakfield Close, Smethwick, West Midlands
Postcode: B66 3JZ Tel No: N/a

PART 2 : DETAILS OF THE ELECTRICAL WORK COVERED BY THIS INSTALLATION CERTIFICATE

Date work completed: 03/04/2023 The installation is - New: (N/A) An addition: (N/A) An alteration: (☑) Replacement of a distribution board: (☑)

Description and extent of the installation covered by this certificate:
replace outside lights for new led lights
New consumer unit

Where necessary, continue on a separate numbered page: Page No(s) (8)

PART 3 : COMMENTS ON THE EXISTING INSTALLATION (in the case of an addition or alteration see Regulation 644.1.2)

None

Where necessary, continue on a separate numbered page: Page No(s) (N/A)

PART 4A : DECLARATION FOR THE ELECTRICAL INSTALLATION WORK (use where the design, construction, inspection & testing have been the responsibility of one person)

DESIGN, CONSTRUCTION, INSPECTION & TESTING (The extent of liability of the signatory is limited to the work detailed in PART 2)

I, being the person responsible for the design, construction, inspection and testing of the electrical installation, particulars of which are described in PART 2, having exercised reasonable skill and care when carrying out the design, hereby CERTIFY that the design, construction, inspection and testing for which I have been responsible is to the best of my knowledge and belief in accordance with BS 7671: 2018+A2:2022 except for the departures, if any (Regulations 120.3, 133.1.3 and 133.5), detailed as follows:
N/A
where required, continued on attached separate page(s) (N/A)
- Permitted exception applied (411.3.3): Yes/NA N/A Risk assessment attached: N/A Page No(s) (N/A)

I, being the designer of the electrical installation, also RECOMMEND that this installation is further inspected and tested by: 03/04/2028 (date)
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

Name (capitals): MR IAN GARRETT Organisation: Electric Installations Ltd Registration No*: 601332
Address: 171 Wolverhampton Road, Dudley, West Midlands
Signature: Date: 03/04/2023 Postcode: DY3 1QR Tel No: 01902495020

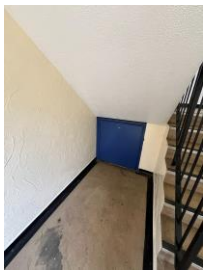
REVIEWED BY QUALIFIED SUPERVISOR
Name (capitals): MR IAN GARRETT Signature: Date: 03/04/2023

This certificate is based on the model forms shown in Appendix 6 of BS 7671: 2018+A2:2022
© Copyright Certsure LLP (March 2022)

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 8

5)Electrical sservice cupboards on the ground floor under the stairs are locked and secured behind a steel door

6)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 these premises is external.

Section 15

Waste Control

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

2) Refuse bin are stored in secured bin rooms that are located at the side of the building. This is kept secure by a means of a sliding bolt and padlock. Bins Are regularly emptied by site services.



3) External refuse bin store room door has a damaged securing handle, this leaves the door open and unsecure.

4) Refuse storage cupboard has a fusible link bin closure plate to mitigate any potential fire risk, both 1st floor internal refuse chutes are clear of any rubbish.




3) Regular checks by Caretakers minimise risk of waste accumulation. Sandwell Council ‘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 – 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) 1 -12 Bridge House has restricted access, this is via door access control, each resident has their own fob to gain access. There is an intercom system that can allow visitors and contractors in.

Both entrance door access systems.

3) There is no current evidence of arson.

4) The perimeter of the premises is well illuminated. The building has external lighting units installed.

Lighting units above entrances to the block.

5) There have been no reported fire incidents at 1-12 Bridge House 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.

Section 19

Additional Control Measures. Fire Risk Assessment - Action Plan

Significant Findings

Action Plan

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

Trivial ☒ Tolerable ☐

Definition of priorities (where applicable):

P1 Arrange and complete as urgent – Within 10 days

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

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

P4 Arrange and complete exceeding 6 months under programmed work

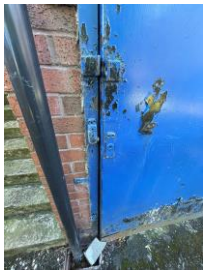
Fire Risk Assessment Action Plan

Name of Premises or Location: 1-12 Bridge House

Date of Action Plan: 25th June 2026

Review Date: <Insert date>

Question/ Ref No	Required Action	Supporting photograph	Priority	Timescale and Person Responsible	Date Completed
7/6	Pushchair, bicycle and toys stored in communal area and within means of escape. Engage with tenant and advise on removal.	 	P2	1-3 Months Housing Manager	

10/10	Paint damaged smoke seal on the bin stores door frame located in the left stairwell. Replace damaged section and make correct.	 	P2	1-3 Months Fire Rapid Response	
15/3	Secure external refuse bin storage door with securing handle,		P2	1-3 Months Repairs	

Observations		
Roof access located on both 1st floor stairwell landings was not possible to gain access, the *FRA will need to be updated once acess is gained*	 	

Electrical sservice cupboards on the ground floor under the stairs are locked and secured behind a steel door. It was not possible to access these cupboards to check firestopping and compartmentation. *FRA will be required to be updated when access is gained*		

Signed

M. Zaf.	Fire Risk Assessor	Date: 25/06/2026
	Team Lead Fire Safety	Date: 25/06/2026

Appendix 1

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

Name of property: 1-12 Bridge House

Updated: 04/03/2025

Premise Manager: Teresa Warren - Donley **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).		

Report No.:	J420776
Nature of Work:	Management Survey
Issue Date:	04/06/2025
Client Name:	Sandwell MBC (formerly Homes) Building Services, Direct 2 Trading Estate, Roway Lane, Oldbury, West Midlands, B69 3ES
UPRN:	BL35300BR10 2
Site Address:	1-12 Bridge House, Smethwick, B66 3JZ

Order Placed By:	Dean Harding
Site Contact:	Communal
Date(s) of Work:	12/05/2025
Technical Manager:	D Ely CCP (Asbestos)
Assistant Surveyor(s):	Not Applicable

Lead Surveyor:

Jack Baldwin
Asbestos Surveyor

Authorised Signatory:

Paul Walters
Technical Review Officer
04/06/2025

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 PROFESSIONAL MEMBER atac