



FIRE SAFETY RISK ASSESSMENTS

Why do BCT carry out Fire Risk Assessments?

The Regulatory Reform (Fire Safety Order) 2005 requires BCT to carry out fire risk assessments on the communal areas of multi-occupied buildings. For example, this could be an enclosed stairwell in the Byker Wall or a community room. BCT carry out fire risk assessments on all communal areas every three years or upon any significant change to a particular building that has an effect on its fire safety e.g. refurbishment works.

BCT employ professional risk assessors to carry out fire risk assessments on its behalf.

What is the purpose of a Fire Risk Assessment?

A fire risk assessment will ensure that adequate and appropriate fire safety measures are in place to minimise the risk of injury or loss of life in the event of a fire.

It will identify any items within communal areas that could potentially cause a fire to start, and the people who may be at risk should a fire occur. It will also recommend controls that can be put in place to either avoid the identified fire risk or minimise the risk of a fire occurring.

Examples of controls are good housekeeping in making sure escape corridors are kept clear with no obstructions, fire doors on escape routes to help prevent the spread of fire, adequate emergency lighting, appropriate fire detection systems e.g. smoke alarms, fire safety and evacuation signage and in some instances the supply of firefighting equipment such as extinguishers.

What do BCT do if control measures are identified as being required in a Fire Risk Assessment?

If control measures are identified in the fire risk assessment e.g. additional emergency lighting or new fire doors required, BCT will commission appropriate contractors to carry out the works identified. BCT will monitor progress to ensure these are completed in a timely manner in accordance with the fire risk assessment recommendations.

If you would like any further information or have a query in relation to a fire risk assessment, please contact Byker community Trust on 0800 5335442 or customerservices@bykerct.co.uk