



## IMPORTANT FIRE SAFETY INFORMATION

This leaflet contains information about how to ensure your safety in your home, in the communal areas of your block, as well as advice on what to do in the event of a fire.

### How to contact us

**Opening Times:** The Byker Community Trust office is open **Monday to Thursday 9:00am – 5:00pm and Friday 9:00am - 4:30pm**

**Visit our office:** 17 Raby Cross, Byker, Newcastle upon Tyne, NE6 2FF

**Freephone:** 0800 5335 442

**Email:** [customerservices@bykerct.co.uk](mailto:customerservices@bykerct.co.uk)

**Website:** [www.bykercommunitytrust.org](http://www.bykercommunitytrust.org)



UPPER FLOOR  
CONCIERGE PROPERTIES



**IF IN DOUBT, GET OUT AND CALL 999**

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**Byker Community Trust (BCT)** is committed to putting the safety of its tenants first. This information will advise you on what action to take in the event of an emergency.

### What do I do if a fire breaks out in my home?

- Do not attempt to put the fire out.
- Leave the room where the fire is immediately, then close the door behind you.
- Alert any other people in your home and get everybody out. Close the front door of your home behind you.
- Your smoke detector is connected to a monitoring centre, who will contact the Fire Service.
- Leave the building by the nearest available exit and go to a safe area away from the building.
- If possible, warn your immediate neighbours by banging on their doors on your way out.
- Inside your block, property entrance doors and communal doors are fire doors fitted with intumescent smoke seals, which means they will hold back the flames and smoke to allow time to evacuate the building, and for the fire service to tackle to fire.
- **DO NOT USE THE LIFT.**
- Do not re-enter the building until the Fire Service say it is safe to do so.

### What do I do if I am in the communal areas of my block and I hear a fire alarm sounding?

- Do not return to your home.
- Leave the building by the nearest available exit and go to a safe area away from the building.
- **DO NOT USE THE LIFT.**
- Do not re-enter the building until the fire service say it is safe to do so.

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### What is a Fire Risk Assessment?

- Since 2006 there has been a legal requirement for all properties with enclosed communal areas (which includes our blocks in Byker) to have a valid Fire Risk Assessment. These assessments ensure that our buildings are compliant with the Regulatory Reform (Fire Safety) Order 2005, and if necessary will identify work required by BCT to reduce or eliminate the risk of fire.

### Can I see a copy of the Fire Risk Assessment for my block?

- Yes, BCT publishes all its Fire Risk Assessments on its website. Further advice and information can be found at [www.bykercommunitytrust.org](http://www.bykercommunitytrust.org)
- The Tyne & Wear Fire Service also have a lot of useful safety advice on their website at [www.twfire.gov.uk](http://www.twfire.gov.uk) or you can contact them on 0191 444 1500.

### What construction is the Byker Wall and its link blocks and what type of cladding is fitted?

- The Byker Wall is concrete framed with blockwork infill panels externally and a mixture of brickwork and fibre cement cladding to the outer face. Dunn Terrace has single skin steel cladding which is bolted to the building.
- There is no insulation behind any cladding.
- The type of cladding on the Byker Wall and Dunn Terrace is fire safe and meets Building Regulation Standards.

### What if I still have a question?

- Please contact BCT on 0800 533 5442, email [customerservices@bykerct.co.uk](mailto:customerservices@bykerct.co.uk) or visit us at 17 Raby Cross, Byker and we will be happy to assist.

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### As your landlord, BCT will ensure we:

- Carry out Fire Risk Assessments to the communal areas of your block, including accessing 10% of properties.
- Ensure emergency evacuation instructions and exits are identified by signage.
- Test all communal and emergency lighting in accordance with British Standards.
- Keep in good repair the structure and exterior of your home including any communal areas.
- Ensure fire escape routes are kept free from any obstructions and carry out regular fire safety inspections to communal areas of your block.
- Use only competent people to maintain and carry out repairs for all fire safety work and ensure repairs are carried out promptly. **Please report any issues or repairs promptly by calling 0800 5335 442.**
- Carry out an electrical safety check of your home every 5 years.

### What if I am trapped by the fire?

- Try and stay calm.
- Get everyone in one room, with a phone and open the window to breathe fresh air.
- Ring the Fire Service by calling **999**, or shout to alert people.
- Use bedding or clothing to block the bottom of the door to the room you are in to stop smoke getting into that room and stay together until the Fire Service arrive.

### When it is safe to do so, call the Fire Service

- Upon discovering a fire and when safe to do so you should call the Fire Service - Dial **999**.
- When the operator answers ask for **FIRE**, and provide details of your address and telephone number.
- Do not end the call until the operator has repeated the address correctly.

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### What if my smoke detector goes off and it is a false alarm?

- If the smoke detector activates in your home, only your sounder will activate.
- When this happens your smoke detector automatically calls the alarm monitoring centre through your door entry handset and they will call you to check you are safe.
- If the call is a false alarm, you will be asked to stay on the line until the smoke detector resets and the issue completely dealt with.
- If they do not get a response from you the Fire Service will be called immediately.

### How do the Fire Service get into my block?

- Tyne & Wear Fire and Rescue Service do not need a fob to access your block. All entrance doors are fitted with a bi-lock which is a special lock that can be opened by a master key by the emergency services and will over-ride the door locking system.

### What if I am blind or deaf?

- If you are blind, deaf or hard of hearing, BCT can provide specialist equipment so you can be alerted in the event of your smoke detector being activated.
- If this applies to you, please contact BCT on 0800 533 5442, email [customerservices@bykerct.co.uk](mailto:customerservices@bykerct.co.uk) or visit us at 17 Raby Cross, Byker.

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### Testing your smoke detector

- You should test your smoke alarms **every** month, by pressing the test button on the alarm.
- Once a year you should gently vacuum clean the smoke alarm.
- If your smoke detector is not working please contact BCT on 0800 5335442, email [customerservices@bykerct.co.uk](mailto:customerservices@bykerct.co.uk) or visit us at 17 Raby Cross, Byker.

### The fire safety of your block is extremely important. In signing your Tenancy Agreement with BCT, you have agreed to:

- Not store, manufacture, dispose of or allow to accumulate within your home or in its surroundings, refuse, petrol, liquid petroleum, bottled gases such as those used in portable room heaters or other combustible substances. (section 19.4)
- Keep the interior of your home in a good and clean condition. (section 24.1)
- Keep in a good and safe condition any domestic appliances and other installations that you have brought into your home (section 24.7)
- Not obstruct or deny access to your home to inspect or carry out repairs and servicing of installations (section 27)

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