

FIRE RISK ASSESSMENT
14-19 HEADLAM GREEN, BYKER,
NEWCASTLE UPON TYNE
NE6 2NZ

28 FEBRUARY 2020



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 3660-01-19-IR

Prepared by:

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Version: 2

Prepared for:

Byker Community Trust (BCT)
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1.0 INTRODUCTION

The Client	Byker Community Trust (BCT)
Instruction	This Fire Risk Assessment was undertaken in accordance with an instruction received from Mark Mulhern, Support Services Team Leader, Karbon Solutions Ltd (KSL).
Responsible Person	Jill Haley, Chief Executive, BCT.
The Property	14-19 Headlam Green, Byker, Newcastle Upon Tyne NE6 2NZ
The Surveyor	The Fire Risk Assessment was carried out by: Ian Robertson BA(Hons) MSc CMIOSH MIFireE.
Survey Date	28 February 2020
Scope and Purpose of the Fire Risk Assessment	The Regulatory Reform (Fire Safety) Order 2005 [RR(FS)O] applies to all non-domestic premises, including any voluntary sector and self-employed people with premises separate from their homes.

A fire risk assessment is an organised and methodical look at your premises. The fire risk assessment procedure identifies the activities carried out at the premises and assesses the likelihood of a fire starting. The aim of a fire risk assessment is to:

- Identify the hazards.
- Reduce the risk of those hazards causing harm to as low as reasonably practicable.
- Decide what physical fire precautions and management policies are necessary to ensure the safety of people in your premises if a fire does start.

The fire risk assessment was carried out in accordance with the Department for Communities and Local Government (DCLG) 'sleeping accommodation' guidance document as well as the Local Government Group (LGG) document 'Fire safety in purpose built blocks of flats'.



This building has been audited to highlight to the Client, any non-compliant issues with regard to relevant aspects of UK fire safety legislation and best practice. The principal documents relevant to buildings being:

- The Building Regulations 2012 Approved Document B – Fire Safety
- BS9999 2008 Code of practice for fire safety in the design, management and use of buildings
- BS9991 2011 Fire safety in the design, management and use of residential buildings – Code of practice
- Local Government Group - Fire safety in purpose-built blocks of flats (hereafter referred to as the LGG Guide)
- LACORS – Housing – Fire Safety – Guidance on fire safety provisions for certain types of existing housing
- NFCC Guide for 'Fire Safety in Specialised Housing'

The RR(FS)O does not stipulate the required review period for a particular building however; we recommend the review of this building **every 3 years or when a material change is made to the property.**

Limitations of the
Fire Risk
Assessment

The RR(FS)O places a burden of responsibility firmly on the head of a 'responsible person' with regard to the fire safety of the occupants of the premises to which they have been assigned. The responsible person is required to co-ordinate all fire safety related issues including the carrying out of a fire risk assessment and production of associated documentation. The responsible person may nominate a 'competent person' to assist in the implementation of any measures deemed necessary to ensure the fire safety of the occupants of the premises.

There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants. Storm Tempest Ltd are not the responsible person and are unable to determine, on behalf of the organisation, the steps it should or must take to comply with its duties under the RR(FS)O. The fire risk assessment will cover all of the areas within the property. We will also comment upon the external construction materials of the



building and the area surrounding the building.

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

A Type 3, Common Parts and Flats (non-invasive) Fire Risk Assessment (as detailed in LGG Guidance Document Fire Safety in Purpose Built Blocks of Flats) has been conducted in relation to this property.

Prioritisation of Recommendations To assist in the development of a strategy and action plan for addressing recommendations in the fire risk assessment report, a priority rating is attached to each recommendation. The following is an explanation of each rating:

High Priority: Immediate action required to prevent risk to the health and safety of relevant persons

Medium Priority: Planned action to improve fire safety within the premises

Low Priority: Features that comply with current regulations but which the responsible person may consider upgrading.

Identified costs of Recommendations The report will give a budget costing for recommendations covered in the fire risk assessment for alterations or improvements to physical features to assist the client in developing an Action Plan and improvement programme.



2.0 THE BUILDING

2.1 The Building

The building is a grade II* listed building with Historic England, designed and constructed circa 1969 as part of the iconic Byker development. The building consists of a moderate apartment block adjoining other properties on either side and arranged in a unique form, above an arch providing access below to an estate road.

The building is constructed in semi-traditional style with external cavity brick load-bearing walls of up to 3 storeys in height with concrete floors and stairs and a timber framed sloping roof with a membrane and steel covering.

The means of escape walls are plain plaster and paint providing a class 0 finish.

The main building is accessed from the communal entrance on the south face and opens into the hall and stairs which provide access to 6 apartments with apartments 14 & 17 located upon the ground floor, 15 & 18 on the first floor and 16 & 19 on the third floor and a separate dead-end landing leads to apartment 21. A balcony also gives access to apartment 20.

The landings are lobbied and fitted with fire doors while the ground floor houses a cupboard where the mains electrical supply and distribution system are located (This is fitted with an FD30S fire door however; there is no fire detection within). The landing which opens onto the north face also has external stairs leading to street level.

The building features decorative timber features to the balconies, affixed to the external surface of the landings and some private apartments. The building also benefits from UPVC and timber double glazing which is installed throughout.

Internally, the apartments are constructed of solid brick compartment walls with plaster skim and internal timber stud walls also with plaster skim (Internally, apartment 14 was



inspected).

The building benefits from emergency lighting throughout and has automatic fire detection within the private apartments only.

Note; Whilst it is accepted that the building is listed, the Ministry of Housing Communities and Local Government (MHCLG) have issued guidance note 14 which states that; external cladding standards on existing buildings must meet EU A2 standard or above or have achieved a BR 135 Class via BS8414 tests.

It is recommended that evidence is provided as to the construction and fire resistance of the external balcony cladding.

2.2 Fire Loss
Experience

BCT have not made us aware of any fire related incidents at this housing scheme.



3.0 FIRE HAZARDS

3.1 Sources of Fuel The sources of fuel within the property were assessed as follows:

- Electrical PVC insulation throughout.
- Timber construction materials (in particular on the decorative balconies).
- Refuse stored within the wheelie bins within residents' rear gardens (away from the building).

It is accepted that there will be sources of fuel located within the individual apartments associated with domestic living such as; timber and foam furnishings, linen, bedding, clothing and cooking oils and fats within the kitchens.

There is no gas supply to this building.

3.2 Sources of Ignition

The sources of ignition within the property were assessed as follows:

- Electrical supply and distribution system.
- Potential for arson, in particular, to the wheelie bins stored to the rear of the building within residents' gardens and to the internal refuse store (away from the building).
- Sources of ignition located within individual apartments associated with domestic living such as electrical goods, cooking & heating appliances, and the possibility of smoking materials & candles.

The mains electrical supply and distribution equipment are located within the ground floor hall cupboard which is fitted with a fire door.

We have been informed that the mains electrical supply and distribution system was subject to a five-year fixed wiring inspection by a competent engineer within the past 5 years however; we have not been witness to the supporting documentation.



All electrical installations are required to be tested regularly to the standards defined by the IET Wiring Regulations (BS 7671). The mains electrical supply and distribution installation and wiring (common areas and rented dwellings) should be tested at least every five years by a registered NICEIC contractor to satisfy compliance with the requirements of the Electricity at Work Regulations 1989 in addition to the IET Wiring Regulations BS7671:2018 18th edition.

Individual electrical meters are located outside each property within metal units.

The communal areas (stairs and landings) of the property are no smoking areas and are accompanied with the appropriate signage.

3.3 Sources of
Oxygen

Natural airflow through doors and windows.

3.4 People at Risk

The residents within apartments and communal areas of the building in addition to the potential for visitors, housing staff and trades persons.



4.0 MEANS OF ESCAPE

4.1 Escape Routes The means of escape routes are simple in design and consist of a single protected stair case which gives access to all three floors. All apartments open either directly onto the stairs via protected landings or are accessed from open balconies with external escape stairs.

The means of escape were all are sterile and clear at the time of the assessment.

The stairs terminate at the main entrance with access also to the ground floor to the rear via the balcony and external stairs. The final exit opens with a single thumb turn.

All access/egress routes were clear at the time of the inspection and are within the recommended travel distances for this type of premises as detailed with the Building Regulations Approved Document B and DCLG Fire Risk Assessment Guidance.

4.2 Fire Doors Within the staircase, all balcony doors would appear to be fire doors however; a number have gaps in excess of 4mm (5-6mm). Due to the close fit and the 25mm rebates, these are however; considered acceptable.

The apartment doors would also appear to be fire doors (FD30S) complete with intumescent strips and smoke seals however; they are fitted with what appear to be standard letterboxes. Therefore, it should be confirmed that the letterboxes are fitted with intumescent seals? (Note; apartment 14 was inspected).

4.3 Fire Compartmentation The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide 30-minute fire protection. These include solid brick walls with a plaster finish, ceilings with plaster skim, and concrete floors. There were no obvious signs of breaches in compartmentation within the building.



Windows opening onto the communal stairs open for smoke control.

4.4 Fire Alarm and Detection System There is no fire detection within the communal staircase, which is acceptable for this construction design. The apartments would appear to be fitted with automatic fire detection that appears to be an LD3 grade D system in compliance with BS5839-6.

4.5 Emergency Lighting The premises have a 3-hour non-maintained emergency lighting installed within the means of escape stairs. These were subject to an annual inspection and discharge test during 2019. In addition, a monthly function tests and inspection are undertaken by BCT staff with the last inspection recorded during January 2020. The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short function tests and annual full discharge tests which should be detailed in a Fire Log Book.

4.6 Fire Fighting Equipment There is no portable firefighting equipment on site in the communal areas and no requirements for such equipment.

4.7 Signage There is adequate fire exit and directional signage fitted within the building conforming to BS5499. "No smoking" notices and general "Fire Action" notices are displayed throughout the means of escape in appropriate locations.

There are no final exit signs fixed to the final exit doors however; as this is a simple layout with both ground floor doors leading the a place of ultimate safety and the residents being familiar with the layout, this is not considered as critical.

All signage should satisfy the requirements of BS 5499-5 and be installed in accordance with the recommendations of BS 5499-4.



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|---------------------------------|--|
| 4.8 Disabled Persons Egress | The property is not suitable for disabled access having three floors and no lift access. |
| 4.9 Arson | The risk of an arson attack is considered low. The premises have secure access and entry is controlled. |
| 4.10 Access for Fire appliances | Access to the buildings for fire appliances is via the access road to the south and in compliance with Building Regulations, Section 16. |

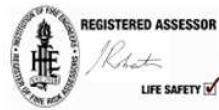


5.0 MANAGEMENT PROCEDURES

5.1 Fire Evacuation Procedures There is a "full simultaneous evacuation" policy for all occupants in a fire situation. When residents are first inducted to the premises, they are given a briefing on what to do in the event of a fire within the building. This is reinforced by the provision of General Fire Action notices.

5.2 Fire Log Book There is no fire log book on site. BCT holds all records of maintenance tests.

Surveyor Ian Robertson BA(Hons) MSc CMIOSH MIFireE



Signed

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On Behalf of Storm Tempest Ltd

Checked Dave Stilling BSc (Hons) MCIQB

Signed

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On Behalf of Storm Tempest Ltd


APPENDIX 1
FIRE RISK ASSESSMENT

(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.)

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

APPENDIX 2
SCHEDULE OF OBSERVATIONS

Signs and Notices

MEDIUM		1	
		Assessors Observations: There is no sign indicating 'fire door keep locked' fitted to the ground floor electrical cupboard.	
Date First Identified:	28/02/2020	Recommended Action: Fit a sign indicating 'fire door keep locked' fitted to the ground floor electrical cupboard.	
Rectify Within: (months)	6		
Budget Cost:	£50		