

FIRE SAFETY RISK ASSESSMENTS (FRAs)

Why does BCT carry out FRAs?

The Regulatory Reform (Fire Safety Order) 2005 requires Byker Community Trust (BCT) to carry out Type 1 FRAs on the enclosed communal areas of our buildings.

BCT Board are committed to putting the safety of residents first, so despite being fully compliant with its statutory Fire Safety responsibilities as required by the Regulatory Reform (Fire Safety Order) 2005, we have gone beyond the current requirements of the law in providing fire safety and reassurance to our residents.

BCT carrying out Type 3 FRAs in buildings over 10 Storeys and multi-occupied buildings (for example sheltered accommodation) on an annual basis which includes accessing and assessing 10% of the homes in these buildings. Type 3 FRAs are being carried out on the enclosed communal areas of all our remaining buildings and these also include accessing assessing 10% of the homes in these buildings. The frequency of these FRAs is recommended by the fire risk assessor, with FRAs receiving an annual review. However, if refurbishment works to a particular building has had an effect on its fire safety, a new FRA is carried out. With effect from April 2019 BCT will move towards implementing a 5 year electrical testing programme for every property.

All FRAs are undertaken by independent, professional, fire risk assessors. We also work in close partnership with Tyne & Wear Fire and Rescue Service (TWFRS), across fire safety, prevention and education to reduce the risk of occurrences and consequences of fire. TWFRS have commended BCT for the additional fire safety works and retrofitted sprinkler system which have been installed into its only high rise building, Tom Collins House.

BCT has a regular programme of maintenance inspections in the buildings where FRAs are applicable covering:

- CP12 annual gas servicing.
- Emergency lighting monthly inspections.
- Emergency lighting annual discharge and service
- Fire alarm weekly tests
- Fire alarm service and inspection every 6 months
- PAT Testing.

The certificates and other records covering these activities are available to the independent inspectors who undertake the FRAs.

What is the purpose of a FRA?

A FRA 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 issues within communal areas that could potentially cause a fire, and the people who may be at risk should a fire occur. It will also recommend actions or control measures that can be put in place to either avoid the identified fire risk or minimise the risk of a fire occurring.

Examples of actions/control measures 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 does BCT do if an action or a control measure is identified as being required in a FRA?

If actions/control measures are identified in the FRA, BCT will log these on the FRA Action Plan and then commission qualified contractors to carry out the works identified. The FRA Action Plan is continually updated as actions/control measures are completed and signed off by BCT's Health & Safety qualified Technical Services Manager and monitored by the Director of Property & Development. Any high risk issues are actioned immediately and reported to BCT Board where they are monitored until their completion. BCT continually monitors progress on all other actions to ensure each control measure is completed in a timely manner in accordance with the FRA recommendations, and reports progress to BCT Board until their completion.

BCT is fully compliant with statutory Fire Safety responsibilities as specified under the Regulatory Reform (Fire Safety Order) 2005, and goes beyond the requirements of the law in procedures to provide fire safety and reassurance to residents.

<u>Fire Risk Assessment Summary</u>	<u>Type 1</u>	<u>Type 3</u>
<u>Type 1 assessments look only at the common parts of the building.</u>		
<u>Type 3 assessments look at individual flats, as well as the common parts.</u>		
General inspection of the communal areas, without damaging any part of the building.	✓	✓
Inspection of the external materials on a building.	✓	✓
Ensuring there is no fuel sources or potential sources of ignition that could start a fire in the communal areas of a building.	✓	✓
Ensuring property entrance doors comply with fire safety standards.	✓	✓
Ensure the means of safe escape in the event of a fire is satisfactory and that the correct fire safety and evacuation signage is in place.	✓	✓
Ensure that the building is fitted with adequate emergency lighting and fire detection systems.	✓	✓
Inspection of walls, floors and ceilings within the communal areas where access is available to ensure adequate fire protection between the communal areas and the properties.	✓	✓
Ensure fire doors within communal areas of a building comply with fire safety standards.	✓	✓
Inspection of a sample of properties in a communal building to ensure there is no risk of fire spread to adjacent properties/areas and examination of the fire detection system.		✓

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