

**FIRE RISK ASSESSMENT  
1-6 RABY CRESCENT,  
BYKER,  
NEWCASTLE UPON TYNE NE6 2FD**

**FEBRUARY 2021**



**STORM TEMPEST**  
**PROPERTY CONSULTANCY**

**Reference:** PA-3888-02-21

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**Version: 3**

**Prepared for:**

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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 George Surrey, Head of Karbon Solutions, Karbon Solutions Ltd (KSL).
Responsible Person	Jill Haley, Chief Executive, BCT.
The Property	1-6 Raby Crescent, Byker, Newcastle Upon Tyne NE6 2FD
The Surveyor	The Fire Risk Assessment was carried out by: Paul Anderson BEng (Hons), MIFireE.
Survey Date	26 <sup>th</sup> February, 2021
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.

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 2010 Approved Document B – Fire Safety
- BS9991 2015 Fire safety in the design, management and use of residential buildings – Code of practice
- Local Government Association - Fire safety in purpose-built blocks of flats (hereafter referred to as the LGA Guide)
- LACORS – Housing – Fire Safety – Guidance on fire safety provisions for certain types of existing housing

The RR(FS)O does not stipulate the required review period for a particular building, we recommend to review this type of building **every three years**.

#### 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 areas 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-destructive) Fire Risk Assessment was undertaken (as detailed in LGA Guidance Document Fire Safety in Purpose Built Blocks of Flats). No opening up of any part of the structure was carried out nor were any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only.

Efforts were made to enter a number of dwellings to confirm the suitability of the fire safety arrangement that are the responsibility of the client. We were able to gain access to number 10.

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 comprises 6 individual dwellings over 3 floors built on a sloping site. The walls are of traditional cavity wall brick construction under a flat roof.

Access to the upper dwellings is by an external communal stair leading to an open balcony that serve flats each of the dwellings. On the second level, the balcony serves the adjacent block. On the first floor, the travel distance from the furthest front door to the head of the stair is approximately 15 metres.

Heating is supplied from a district heating system.

2.2 Fire Loss Experience      BCT have not made us aware of any fire related incidents at this location.



### 3.0 FIRE HAZARDS

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

- Timber benches lining the communal balcony,
- Wheely bins on the balcony,
- Typical household items such as household goods, fixed and soft furniture etc. within the dwellings.

We noted wheely bins on the balcony and positioned under openable windows on the ground floor. In order to ensure that the build-up of combustible materials does not continue to the point that a high fire load is created and/or the means of escape from the building are seriously obstructed it is strongly recommended that procedures, managerial checks, are put in place to monitor the area to ensure it remains free from combustible material and that the occupiers are advised not to store bins against the wall.

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

- Landlord's electrical supply – distribution boards
- Electric meters
- Electrical lighting to communal balcony
- Ignition sources associated with private dwellings, these are outside the control of the client.

We were unable to determine when the electrical supply within the flat accessed was last tested. 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.

We recommend that the Client inspects their records and has the electrical distribution system tested if one has not been undertaken



in the last 5 years to satisfy compliance of the Electricity at Work Act 1989.

3.3 Sources of  
Oxygen

Natural airflow through doors and windows.

3.4 People at Risk

The people at risk are the occupiers, visitors and occasional contractors.





## 4.0 MEANS OF ESCAPE

4.1 Escape Routes In addition to the main entrance, number 1,2,3,5 and 6 are provided with an alternative exit to the rear of the dwelling. Number 4 does not have access to an alternative means of escape from the property. Persons leaving the building must pass the kitchen to escape. It is recommended the kitchen is fitted with a fire door fitted with intumescent strip and smoke seal. And the occupier advised of the need to ensure that the door is closed at night.

4.2 Fire Doors We were able to access number 5 to inspect the specification of the flat entrance door. The door is a solid door with glazed panel hung on 3 hinges and fitted with rim lock, security chain, mortice lock with no mechanical override and letter box aperture.

We recommend the mortice locks on all doors are fitted with a mechanical override that negates the use of a key to operate the lock in an emergency.

4.3 Fire Compartmentation Effective compartmentation is essential to ensuring adequate fire safety. We did not note any obvious breaches or other openings that would permit the uncontrolled spread of flames and smoke into the common parts.

4.4 Fire Alarm and Detection System We accessed number 5 and noted mains powered automatic smoke detection in the entrance hall, living room, and automatic heat detection in the kitchen. We did not note any damage or signs of tampering with the devices.

Planned inspection, maintenance and testing procedures should be established to ensure that the automatic fire detection and alarm system can operate effectively when required. The following British Standard should be used for determining the routine maintenance, inspection and testing of the fire detection and alarm system: BS 5839-6 2019.



4.5 Emergency Lighting	Emergency lighting is not provided within the dwellings, the balcony is provided with security lighting that is on a timer.
4.6 Fire Fighting Equipment	Fire fighting equipment is not provided.
4.7 Signage	There is no signage provided. Taking regard to the occupancy and size of the building this considered acceptable.
4.8 Disabled Persons Egress	In 'general needs' blocks of flats, it can be expected that a residents physical and mental ability will vary. It is usually unrealistic to expect landlords and other responsible persons to plan for this or to have in place special arrangements, such as 'personal emergency evacuation plans'.
4.9 Arson	The nature of deliberate fires experienced in this type of property varies, but people setting fire to rubbish, and storage left within the common parts is a frequent course. Due to the open access, we have considered the risk of arson as medium.

## **5.0 MANAGEMENT PROCEDURES**

5.1 Fire Evacuation Procedures	The fire and evacuation procedure is for residents to remain in their property unless the fire is within their dwelling in which case residents are advised to leave immediately.
5.2 Fire Log Book	There are no communal fire protection measures so there is no need for a log book to be kept on-site, however, the client should



maintain records of all servicing and maintenance carried out to the fire protection systems such as the fire alarm system.

5.3 4.10 Access and Facilities for the Fire Service The access arrangements to this building have been considered and the arrangements appear to conform to Part B5 of Approved Document B of the Building Regulations. Any changes to road layout etc. are outside the control of the responsible person.

**Surveyor** Paul Anderson BEng (Hons), 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**

## FIRE RISK ASSESSMENT

		<i>Potential consequences of fire</i>		
		<i>Slight Harm (1)</i>	<i>Moderate harm (2)</i>	<i>Extreme harm (3)</i>
<i>Likelihood of fire occurring</i>	<i>Low (1)</i>	Trivial Risk	Tolerable Risk	Moderate Risk
	<i>Medium (2)</i>	Tolerable Risk	Moderate Risk	Substantial Risk
	<i>High (3)</i>	Moderate Risk	Substantial Risk	Intolerable Risk

Taking into account 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

- Low:** Unusually low likelihood of fire as a result 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.

Taking into account 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:

**Moderate Risk**


(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**




## Fire Hazards

<b>MEDIUM</b>		<b>1</b>	
		<b>Assessors Observations:</b> We noted wheely bins on the balcony and positioned under openable windows on the ground floor.	
<b>Date First Identified:</b>	26/02/2021	<b>Recommended Action:</b> In order to ensure that the build-up of combustible materials does not continue to the point that a high fire load is created and/or the means of escape from the building are seriously obstructed it is strongly recommended that procedures, managerial checks, are put in place to monitor the area to ensure it remains free from combustible material and that the occupiers are advised not to store bins against the wall.	
<b>Date of FRA:</b>	26/02/2021		
<b>Rectify Within: (months)</b>	6		
<b>Budget Cost:</b>	No cost		

<b>MEDIUM</b>		<b>2</b>	
<p style="text-align: center;"><b>No photo</b></p>		<b>Assessors Observations:</b> We were unable to determine when the electrical supply within the flat accessed was last tested.	
<b>Date First Identified:</b>	26/02/2021	<b>Recommended Action:</b> We recommend that the Client inspects their records and has the electrical distribution system tested if one has not been undertaken in the last 5 years to satisfy compliance of the Electricity at Work Act 1989.	
<b>Date of FRA:</b>	26/02/2021		
<b>Rectify Within: (months)</b>	6		
<b>Budget Cost:</b>	No cost		

**Means of Escape**

<b>MEDIUM</b>		<b>3</b>
No photo		<p><b>Assessors Observations:</b></p> <p>Flat number 4 does not have access to an alternative means of escape from the property. Persons leaving the building must pass the kitchen to escape.</p>
<b>Date First Identified:</b>	26/02/2021	<p><b>Recommended Action:</b></p> <p>It is recommended the kitchen is fitted with a fire door fitted with intumescent strip and smoke seal. And the occupier advised of the need to ensure that the door is closed at night.</p>
<b>Date of FRA:</b>	26/02/2021	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	£150	

<b>LOW</b>		<b>4</b>
		<p><b>Assessors Observations:</b></p> <p>We were able to access number 5 to inspect the specification of the flat entrance door. The door is a solid door with glazed panel hung on 3 hinges and fitted with rim lock, security chain, mortice lock with no mechanical override and letter box aperture.</p>
<b>Date First Identified:</b>	26/02/2021	<p><b>Recommended Action:</b></p> <p>We recommend the mortice locks on all doors are fitted with a mechanical override that negates the use of a key to operate the lock in an emergency.</p>
<b>Date of FRA:</b>	26/02/2021	
<b>Rectify Within: (months)</b>	12	
<b>Budget Cost:</b>	£100	

<b>MEDIUM</b>		<b>5</b>	
No photo		<b>Assessors Observations:</b>	
		We accessed number 5 and noted mains powered automatic smoke detection in the entrance hall, living room, and automatic heat detection in the kitchen. We did not note any damage or signs of tampering with the devices.	
<b>Date First Identified:</b>	26/02/2021	<b>Recommended Action:</b>	
<b>Date of FRA:</b>	26/02/2021	Planned inspection, maintenance and testing procedures should be established to ensure that the automatic fire detection and alarm system can operate effectively when required. The following British Standard should be used for determining the routine maintenance, inspection and testing of the fire detection and alarm system: BS 5839-6 2019.	
<b>Rectify Within: (months)</b>	6		
<b>Budget Cost:</b>	No cost		