

**FIRE RISK ASSESSMENT
1-14 RABY CRESCENT,
BYKER,
NEWCASTLE UPON TYNE NE6 2FD**

JANUARY 2022



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: PA-4009-04-2021

Prepared by:

Storm Tempest Ltd
3 Apollo Court
Koppers Way
Monkton Business Park South
Hebburn
Tyne and Wear
NE31 2ES

Version: 2

Prepared for:

Karbon Homes
Unit D2
The Waterfront
Newburn Riverside
Goldcrest Way
Tyne and Wear
NE15 8NZ



CONTENTS

		Page(s)
1	Introduction	1
2	The Building	4
3	Fire Hazards	6
4	Means of Escape	7
5	Management Procedures	10
Appendix		
1	Fire Risk Assessment	
2	Schedule of Observations	



1.0 INTRODUCTION

The Client	Karbon Homes
Instruction	This Fire Risk Assessment was undertaken in accordance with an instruction received from Tony Ruddick, Data and Compliance Manager, Karbon Homes.
Responsible Person	Paul Fiddaman, Chief Executive, Karbon Homes
The Property	1-14 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 th January, 2022
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)

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. However, we were unable to gain access to any of the dwellings and store rooms.

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 14 individual dwellings over 3 floors built on a sloping site. The walls to the North elevation of the building are clad and the walls to the South elevation are traditional coursed brick construction.

Dwellings 1, 2, 3, 8 and 9 are accessed at ground level; dwellings 4, 5, 6 and 7 are accessed from the first floor balcony and dwellings 11, 12, 13 and 14 are accessed from the second floor balcony.

The balconies are protected by timber edge protection and an overhead canopy. During our inspection we did not observe any obvious sources of ignition, or items that may present an ignition source such as BBQ's, but we cannot confirm that these are not used at other times.

A portion of the building façade to the North Elevation is fitted with timber panelling. Schedule 1 Section B4(1) of the Building Regulations 2010 requires that: "The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building". The MHCLG guidance recommends the removal or replacement of cladding or material with that which is EU class A1 or A2-S1 d0; it should be noted that this is advice rather than regulations and should cladding or material remain on buildings less than 18m in height, then the risks of fire and fire spread must be reduced by controlling combustible items and storage upon them and the prevention of ignition sources.

It should be noted that this building being assessed is 3 storeys and approximately 6m in height and therefore is not considered to be a Higher Risk Residential Building (10 or more storeys – as defined by the Hackitt Report). The client should check their records to assess fire safety and compliance with Building Regulations.

Heating is supplied from a district heating system.



2.2 Fire Loss
Experience

Karbon Homes 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,
- Typical household items such as household goods, fixed and soft furniture etc. within the dwellings.

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 landlords electrical supply and equipment was last tested. 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.

Notes from previous fire risk assessment; *Numbers 4 and 10 do 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. As we were unable to access the dwelling we are unable to confirm if this work has been carried out.*

4.2 Fire Doors We were unable to access any of the dwellings, so we are unable to determine the fire rating of the flat entrance doors. Current design guidance, (BS 9991:2015 Fire safety in the design, management and use of residential buildings - Code of Practice) recommends that doors from maisonettes opening onto balconies providing a single direction of escape should be FD 30 self-closing doors. We recommend the client examines their installation records to confirm the entrance doors meet the required standard. Where it cannot be confirmed, where possible, we recommend the doors are upgraded, where this is not possible, we recommend the doors are replaced with doors meeting the required standard. We further recommend that 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.

The requirement to upgrade/replace the flat entrance door will not apply to the door at the end of the balcony providing people do not have to pass the flat door to make an escape.



The recommendation relating to mechanical overrides on doors will apply to all flat doors.

- 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 were unable to access all flats so are unaware of the level of fire detection within these areas. The minimum grade and category of fire detection and alarm system for new or materially altered and existing premises for this type of dwelling is a grade D1 category LD2 to BS 5839-6. This will require a system incorporating detectors in all circulation areas that form the means of escape route. A heat detector installed in the kitchen. A smoke detector installed in the principle habitable room. Where more than one room may be used as the principle habitable room, a smoke detector should be fitted in each of these rooms.
- 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.
- As a result of the Grenfell Tower fire the government are currently reviewing the need for Personal Emergency Evacuation Plans (PEEPs). The client are advised to remain alert to all further



developments in this respect and to forthcoming changes in relevant legislation.

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) MCIOB

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>	Low (1)	Trivial Risk	Tolerable Risk	Moderate Risk
	Medium (2)	Tolerable Risk	Moderate Risk	Substantial Risk
	High (3)	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

LOW	1	
No photo		<p>Assessors Observations:</p> <p>We were unable to determine when the landlords electrical supply and equipment was last tested.</p>
Date First Identified:	26/01/2022	<p>Recommended Action:</p> <p>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.</p>
Date of FRA:	26/01/2022	
Rectify Within: (months)	12	
Budget Cost:	No cost	

Means of Escape

MEDIUM	2	
No photo		<p>Assessors Observations:</p> <p>We were unable to access any of the dwellings so are unable to comment on the entrance doors. In flats with a single direction of escape to a single escape stairway. The current benchmark standard is for flat entrance doors to be self-closing, capable of providing 30-minute fire resistance and incorporating intumescent strips and smoke seals FD30(S) and where key operated mortice locks are provided they should be fitted with the means to override the lock from the inside without having to rely on the key.</p>
Date First Identified:	26/01/2022	<p>Recommended Action:</p> <p>The flat entrance doors should be self-closing fire-resisting doors. We recommend the client examines their installation records to confirm the flat entrance doors meet the current benchmark standard. Where this cannot be confirmed, or the doors do not meet the current benchmark standard we recommend the doors are replaced with doorsets meeting the current benchmark standard. Failure to do so could result in the door not achieving the expected fire resistance and allowing fire and smoke spread into the means of escape.</p>
Date of FRA:	26/01/2022	
Rectify Within: (months)	6	
Budget Cost:	£1000	

MEDIUM		3	
No photo		Assessors Observations:	We were unable to access all flats so are unaware of the level of fire detection within these areas. The minimum grade and category of fire detection and alarm system for new or materially altered and existing premises for this type of dwelling is a grade D1 category LD2 to BS 5839-6.
Date First Identified:	26/01/2022	Recommended Action:	This will require a system incorporating detectors in all circulation areas that form the means of escape route. A heat detector installed in the kitchen. A smoke detector installed in the principle habitable room. Where more than one room may be used as the principle habitable room, a smoke detector should be fitted in each of these rooms.
Date of FRA:	26/01/2022		
Rectify Within: (months)	6		
Budget Cost:	£1000		