

**FIRE RISK ASSESSMENT
33-37 HEADLAM GREEN,
NEWCASTLE UPON TYNE,
TYNE AND WEAR, NE6 2PG.**

MAY 2022



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4180-04-22-JA

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Version: 1

Prepared for:

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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	33-37 Headlam Green, Newcastle upon Tyne, Tyne and Wear, NE6 2PG.
The Surveyor	The Fire Risk Assessment was carried out by Joe Abbott MSc. GradIOSH.
Survey Date	9 th May 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 in addition to the 'Local Government Association - 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 residential buildings being:

- Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments.
- BS9999 2017 Code of practice for fire safety in the design, management and use of buildings.
- 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).
- HM government Fire Safety Risk Assessment – Sleeping Accommodation.
- 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 a review of this type of building on an **annual** basis.

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 communal 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 1 Common Parts only (non-destructive) Fire Risk Assessment (as detailed in the LGA guide Fire Safety in Purpose Built Blocks of Flats) was carried out.

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.

Prioritisation of Recommendations	<p>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:</p> <p>High Priority: Immediate action required to prevent risk to the health and safety of relevant persons.</p> <p>Medium Priority: Planned action to improve fire safety within the premises.</p> <p>Low Priority: Features that comply with current regulations but which the responsible person may consider upgrading.</p>
Identified costs of Recommendations	<p>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.</p>



Access Limitations We were unable to access any flats to check the standard of fire doors, means of fire detection and standard of compartmentation to the communal areas on the day of the visit.

Revisit A revisit is required.



2.0 THE BUILDING

2.1 The Building The building is a grade II* listed building and is constructed from concrete frame, and external brickwork arranged over 4 storeys. Windows are aluminium framed double glazed and the flat roof is membrane and bitumen. This fire risk assessment covers external (semi-enclosed) communal walkways to the scheme, there are no internal communal areas to this scheme.

The building consists of 5 apartments, No 34 is accessed directly at lower ground level (due to the slope of the plot). Access to the remaining apartments, no 33, is via a communal walkway off the ground floor and a communal walkway at 1st floor level accessed via a concrete stairway gives access to apartments 35, 36 and 37, accessed via the west elevation of the building. It is noted this stairway also gives access to apartments 26, 28, 30 and 32, however this block is subject to its own fire risk assessment.

All semi open communal walkways/balconies have concrete flooring, clad in timber side panels and a corrugated PVC roof partially covering the semi open balcony of the first floor, which forms the basis of this fire risk assessment. This is the only means of escape to an ultimate place of safety from the first floor properties.

As noted the walkway balconies giving access to the flats are clad in timber panelling. We would advise the building manager to inform residents of the properties that the risks of fire and fire spread must be reduced by controlling combustible items and storage upon them and the prevention of ignition sources such as BBQs and smoking.

There is no communal fire alarm and detection system with apartments fitted with interlinked mains powered smoke detection. Communal areas are fitted with non-maintained emergency lighting located at appropriate locations on the communal walkway ways.



2.2 Fire Loss Experience

Karbon Homes have not made us aware of any fire related incidents at this property.



3.0 FIRE HAZARDS

3.1 Sources of Fuel The building and means of escape provision have been designed on the assumption that the escape routes and fire exits remain clear as to not impede or obstruct the escape route in an emergency evacuation.

The sources of fuel within the communal areas of the premises were assessed as follows:

- Electrical PVC insulation throughout.
- Timber panelling to walkway balconies and residents private balconies with corrugated PVC roofing.
- Timber benches on communal walkway balconies.
- Rubbish bags stored on the communal walkway of flats 35, 36 and 37.
- A child's timber bed frame stored outside flat 37.

It is accepted that there will be sources of fuel located within the individual flats associated with domestic living such as timber and foam furnishings, linen, bedding and household clothing and cooking oils and fats within the kitchens. However, this is considered as outside of the landlords control.

Some sections of the building façade are fitted with timber panelling and corrugated PVC roofing along walkway balconies to approximately 20% of the external walls. 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 also be noted that this building is 4 storeys and approximately 10m in height and therefore is not considered to be



a Higher Risk Residential Building (10 or more storeys – as defined by the Hackitt Report). Notwithstanding the client should check their records to assess fire safety and compliance with Building Regulations.

We noted bags of rubbish and a child's timber bed frame stored on the communal walkway of the first floor. All walkways should be maintained free from any combustible materials and obstructions. We recommend the items are removed and residents reminded to keep all escape routes clear at all times.

Refuse bins are stored away from the façade of this building.

3.2 Sources of Ignition

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

- Electrical supply and distribution system.
- Typical household electrical appliances within the flats.
- Residents smoking in the flats.

It is accepted that there will be sources of ignition located within individual flats associated with domestic living such as portable electrical goods, cooking and heating appliances, and the possibility of smoking materials and the use of candles. However, we would consider this outside of the landlords control.

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 were unable to view the communal electrical distribution unit as we were unable to identify its location. We recommend the



client confirms the communal fixed wired installation has been inspected and tested within the last 5 years.

We believe the communal areas (stairs and landings) of the property are no smoking areas, however, we did not note any no smoking signage. We recommend 'No Smoking' signage is installed within the communal areas.

3.3 Sources of Oxygen	Natural airflow through the semi-open configuration of the walkway balconies.
3.4 People at Risk	Residents within the flats potentially numbering 10, as well as the potential for visitors and trades persons.



4.0 MEANS OF ESCAPE

- 4.1 Escape Routes The means of escape routes consists of the ground floor walkway balcony serving flat 33 and the first floor balcony serving flats 35, 36 and 37. The lower ground floor flat has direct egress from the apartment door away from the building.

There are no communal doors to negotiate during egress from the first floor walkway with a semi open staircase giving access to the ground floor and beyond. Flat 33 is via the walkway and a gate at the end of the walkway which is kept unlocked and opened with a simple gate latch mechanism.

All means of escape should be maintained clear of any potential obstructions which may impede escape during an emergency evacuation from the building. A number of timber features are installed upon the balconies in the shape of fixed seating and planters which do not interfere with the means of escape.

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 Flats within this complex open onto a semi open walkway balcony, and generally occupants would not be required to bypass other flat entrance doors during an emergency fire evacuation, with the exception of flats 36 and 37, where the occupants egressing from their flats would bypass flat entrance doors to make an escape.

As such, flats 35 and 36 are required to meet the current benchmark standard for flat entrance doors as being self-closing, capable of providing 30-minute fire resistance and incorporating intumescent strips and smoke seals FD30S.

We were unable to access flats 35 or 36 to check against this standard and recommend the client gains access to confirm the flat entrance door meets BS 8214 for timber fire resisting doors.



4.3 Fire Compartmentation The communal means of escape routes for this building are via semi open balconies where identified within this report. Adjoining flats within the building are protected by fire resistant walls, which provide 60-minute fire protection. These include solid brick walls with a plaster finish, ceilings with plaster skim, and concrete floors.

Generally, from an external view to the flats, there were no obvious signs of breaches in compartmentation to the flats.

Windows opening onto the communal walkway are double glazed units set into aluminium frames and do not appear to be fire rated. These windows are also part of the listed status of the building. However, they appear to be positioned at least 1.1m from the balcony floor, and as such these flat windows are not required to be fire-resisting (LGA Fire Safety in Purpose Built Blocks of Flats Sec 59.5).

4.4 Fire Alarm and Detection System There is no fire detection within the semi open communal walkway or staircase which is acceptable with this building design. We believe the apartments are fitted with automatic fire detection that appears to be an LD3 grade D system in compliance with BS5839-6. This comprises of interlinked mains powered smoke detectors. (no flats were accessed).

It is noted within BS 5839 part 6 there is no specific recommendation that a grade D system be maintained by a competent person.

4.5 Emergency Lighting There is adequate 3-hour non-maintained emergency lighting installed in appropriate locations throughout the communal walkway that appear to conform to BS5266.

The emergency lighting is required to be tested and maintained in accordance with BS 5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook.



We did not identify if monthly functional tests or annual servicing is being carried out as we could not locate a fire logbook on site.

We recommend the client confirms monthly functional tests and annual servicing is carried out, and if not, instructs them to be carried out in accordance with BS 5266.

- | | |
|-----------------------------|---|
| 4.6 Fire Fighting Equipment | There is no portable firefighting equipment in the communal areas. It is not required to provide such equipment in residential properties and some fire authorities discourage installing firefighting equipment as they would rather the residents leave the building than attempt to fight a fire with equipment they have not been trained to use. |
| 4.7 Signage | There is no wayfinding signage located within this scheme and due to the simplistic layout of the flats egressing directly onto a semi open communal walkway and staircase, this is deemed acceptable. |
| 4.8 Disabled Persons Egress | The property is suitable for disabled access on the lower ground floor. It is the Responsible Person's duty to ensure suitable provision is made for disabled persons within the property to ensure that they can escape in the event of a fire. |



5.0 MANAGEMENT PROCEDURES

5.1 Fire Evacuation Procedures We believe there is a “full simultaneous” evacuation policy in place for this premises, although this is unconfirmed, and we did not note any fire action notices located anywhere within the communal areas of this scheme.

We recommend the client confirms what the fire evacuation policy for the building is, and how the residents are or have been informed about this policy. The client may wish to install appropriate fire action notices within the communal area of the building, to help enforce this policy.

5.2 Fire Logbook We did not identify a fire logbook on site. We recommend a fire log book is held on site within a secure premises information box and records of monthly testing and annual servicing of the emergency lighting system recorded within.

5.3 Training Not applicable for this type of general living scheme.

5.4 Access & Facilities for the Fire Service Access to the buildings for fire appliances is good and is directly from the access road to the side and rear of the property and in line with the requirements of Approved Document B.

5.5 Arson The risk of an arson attack is considered medium. All flats are accessible as there are no communal secured doors.



Surveyor

Joe Abbott, MSc. Grad IOSH

Signed

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On Behalf of Storm Tempest Ltd

Checked

Dave Stilling, BSc (Hons), MCIOB, FSIDip, AIFireE

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>
	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:


Tolerable 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

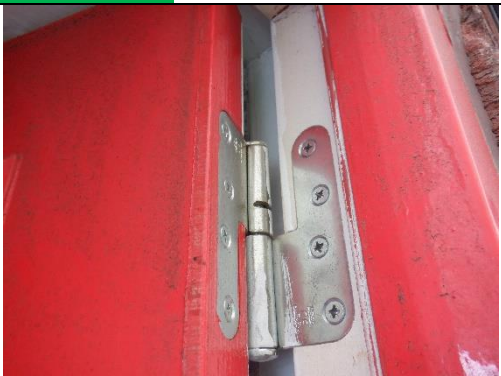
Fire Hazards.

MEDIUM		1
		Assessors Observations: We noted bags of rubbish and a child's timber bed frame stored on the communal walkway of the first floor. All walkways should be maintained free from any combustible materials and obstructions.
Date First Identified:	09/05/22	Recommended Action: We recommend the items are removed and residents reminded to keep all escape routes clear at all times.
Date of FRA:	09/05/22	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

LOW		2
No Photo		Assessors Observations: We were unable to view the communal electrical distribution unit as we were unable to identify its location.
Date First Identified:	09/05/22	Recommended Action: We recommend the client confirms the communal fixed wired installation has been inspected and tested within the last 5 years.
Date of FRA:	09/05/22	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

LOW		3	
No Photo		Assessors Observations:	
		We assume the communal areas (stairs and landings) of the property are no smoking areas, however, we did not note any no smoking signage.	
Date First Identified:	09/05/22	Recommended Action: We recommend 'No Smoking' signage is installed within the communal areas.	
Date of FRA:	09/05/22		
Rectify Within: (months)	12		
Budget Cost:	£20		

Means of Escape.

LOW		4	
		Assessors Observations:	
		Flats 35 and 36 are required to be fitted with fire doors complying with BS 8214. We were unable to access flats 35 or 36 to check against this standard.	
Date First Identified:	09/05/22	Recommended Action: We recommend the client gains access to confirm the flat entrance door meets BS 8214 for timber fire resisting doors.	
Date of FRA:	09/05/22		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

LOW		5	
No Photo		Assessors Observations:	
		We did not identify if monthly functional tests or annual servicing is being carried out on the emergency lighting system as we could not locate a fire logbook on site.	
Date First Identified:	09/05/22	Recommended Action: We recommend the client confirms monthly functional tests and annual servicing is carried out, and if not, instructs them to be carried out in accordance with BS 5266.	
Date of FRA:	09/05/22		
Rectify Within: (months)	12		
Budget Cost:	No Cost		

Management Procedures.

LOW		6	
No Photo		Assessors Observations:	
		We did not identify a fire logbook on site.	
Date First Identified:	09/05/22	Recommended Action: We recommend a fire log book is held on site within a secure premises information box and records of monthly testing and annual servicing of the emergency lighting system recorded within.	
Date of FRA:	09/05/22		
Rectify Within: (months)	12		
Budget Cost:	£10		