

**FIRE RISK ASSESSMENT REVIEW
1-7 THORNBOROUGH HOUSE,
NEWCASTLE UPON TYNE,
TYNE AND WEAR, NE6 2NS.**

MAY 2022



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4180-04-22-JA

Prepared by:

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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	1-7 Thornborough House, Newcastle upon Tyne, Tyne and Wear, NE6 2NS.
The Surveyor	The Fire Risk Assessment Review was carried out by Joe Abbott MSc.
Survey Date	9 th May 2022.
Scope and Purpose of the Fire Risk Assessment	<p>The Regulatory Reform (Fire Safety) Order 2005 [RR(FS)O] requires the Responsible Person to undertake a review of the Fire Risk Assessment regularly or after any significant alteration works or remodelling that may affect the means of escape or fire compartmentation within the building. The RR(FS)O does not stipulate the required review period for a particular building, we recommend reviewing this type of building annually.</p> <p>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' guidance.</p>
Previous Fire Risk Assessments / Reviews	<p>This Fire Risk Assessment Review should be read in conjunction with all other previous assessments. All assessments that have been undertaken by Storm Tempest Ltd, or those that have been made available by the Client, have been appended to this document.</p> <p>This building has been audited to highlight to the Client, any non-compliant issues with regard to relevant aspects of UK fire safety</p>



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.

Limitations

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.

We were unable to access a cupboard within the communal stairwell on the ground floor, believed to house the communal electrical distribution board and a first floor cupboard. We recommend the client arranges access in order to have the fire risk within fully assessed.

Dwelling Access

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.

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.

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.

Revisit

A revisit is required.



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 SUMMARY OF SIGNIFICANT FINDINGS

2.1 Generally

- 2.1.1 Issues raised in a previous fire risk assessment are still outstanding and are listed within Appendix 1. Any recommendations identified during this review are also listed within Appendix 1.

2.2 Fire Hazards

- 2.2.1 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 and household clothing and cooking oils and fats within the kitchens. However, this is outside of the landlords control.
- 2.2.2 Some sections of the building façade are fitted with timber panelling and corrugated PVC roofing along walkway balconies and residents private 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 3 storeys and approximately 8m 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.
- 2.2.3 Although the floor structure of the private balconies is concrete, the balconies are lined with timber panelling. Following a number of high profile incidents involving timber balconies, the Ministry for Housing, communities and Local government has issues new guidance that recommends the removal or replacement of timber balconies with that which is EU class A1 or A2-S1 d0 however; this is advice rather than regulations and should balconies 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 such as BBQs and smoking.

- 2.2.4 We accessed a cupboard located off the first floor stairwell and noted storage of combustible waste material and rubbish which included cardboard and timber. We also noted storage of discarded timber furniture within the former refuse room on the 2nd floor. Although we understand the cupboard on the first floor is not accessed by residents and was appropriately locked on the day of the visit, we recommend both rooms are cleared of the rubbish and rooms off the means of escape are maintained clear of rubbish and waste items at all times.
- 2.2.5 We were unable to ascertain the date of the last inspection and test of the electrical installation, as we were unable to identify the location of the electrical distribution board. We believe it may be located within a locked cupboard on the ground floor. It is recommended the client checks their records to ensure an electrical inspection and test has been carried out within the last 5 years, and if not arranges for its completion as soon as practicable.
- 2.2.6 It is accepted that there will be sources of ignition located within individual apartments 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, this is outside of the landlords control.

2.3 Means of Escape

- 2.3.1 Access/egress routes within the communal area of the building are clear of obstructions and combustibles at the time of the inspection, and all are within the recommended travel distances and dead-end limitations for this type of premises as detailed with the Building Regulations Approved Document B and DCLG Fire Risk Assessment Guidance. A number of timber features are installed upon the walkway balconies in the shape of fixed seating and planters which do not interfere with the means of escape.
- 2.3.2 Second floor 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 flat 6 being an exception as occupants from flat 7 would be required to bypass flat 6 in order to exit to an ultimate place of safety away from the property. As such, flat 6 would be required to meet the current benchmark standard for flat entrance doors to be self-closing, capable of



- providing 30-minute fire resistance and incorporating intumescent strips and smoke seals FD30S. We were unable to access flat 6 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.
- 2.3.3 All service cupboards and the former bin store are FD60S fire doors hung on 1½ pair of fire rated hinges with a self-closing device fitted and fitted with combined intumescent and cold smoke seals. Numerous doors inspected were noted to have excessive gaps between the door and frame beyond 4mm, potentially allowing the products of combustion to pass in a fire situation. We recommend the doors are rehung to ensure the gaps are 3mm ± 1mm.
- 2.3.4 The FD60 rated fire door from the communal stairway to the external walkway on the second floor has excessive gaps between the door and frame and we were also unable to confirm the presence of intumescent seals on the door or frame. We recommend the door is rehung to ensure the gaps are 3mm ± 1mm between the door and frame and the client confirms the fire door meets the requirements as outlined within BS 8214 for timber fire resisting doors, to ensure the fire rated integrity and smoke control of the fire door is fully maintained.
- 2.3.5 It was noted fire doors to cupboards located off the stairwell are fitted with smoke seals, which will contain smoke in the early stages of combustion within the associated compartment, however there is no automatic fire detection (AFD) fitted within. This may result in the first warning of fire within the compartment being after the fire takes hold and it vents out to the stairwell through the damaged door. However, we appreciate the doors are kept locked, and as long as the compartments within are maintained as sterile environments and with minimal sources of ignition within the risk of this occurrence is low, with the exception of the ground floor cupboard which we were unable to access and believed to contain the electrical DB. The client may wish to install AFD within the cupboards, or at least within the cupboard containing the electrical DB.
- 2.3.6 We noted a ventilation grille fitted within the former refuse store on the 2nd floor. We are unsure where this vents to. The client should have this checked and if not venting to an external wall, should have it replaced with an intumescent type of grille.
- 2.3.7 There is no fire detection within the communal staircase which is acceptable with this building design. We believe the apartments (not accessed) are fitted with automatic fire detection that appears to be an LD3 grade D system in compliance



- with BS5839-6. It is noted within BS 5839 part 6 there is no specific recommendation that a grade D system be maintained by a competent person.
- 2.3.8 There is a 3 hour non-maintained emergency lighting system installed within the means of escape that conforms to BS 5266. The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook. There were no records contained within the fire logbook held on site. Client compliance data indicated the emergency lighting was last serviced on 22/02/22. We recommend the fire log book is completed to show test and service records of the emergency lighting system.
- 2.3.9 We noted the communal entrance to the stairwell and the flats beyond did not self-close due to what appeared to be a stiff latching mechanism. This may allow unauthorised persons to enter the building increasing the risk of arson. We recommend the latch/self-closer is adjusted to ensure the door closes fully under its own weight.

Written by:

**Joe Abbott, MSc. Grad IOSH
For and on Behalf of Storm Tempest Ltd
9th May 2022**

Checked by:

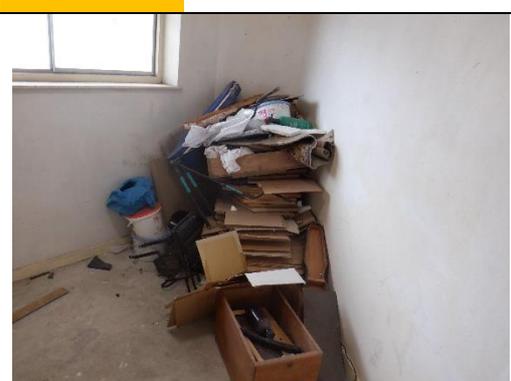
**Dave Stilling BSc (Hons) MCIQB, FSIDip, CMAPS
For and on Behalf of Storm Tempest Ltd
9th May 2022**



APPENDIX 1
SCHEDULE OF OBSERVATIONS / IMPROVEMENT WORKS



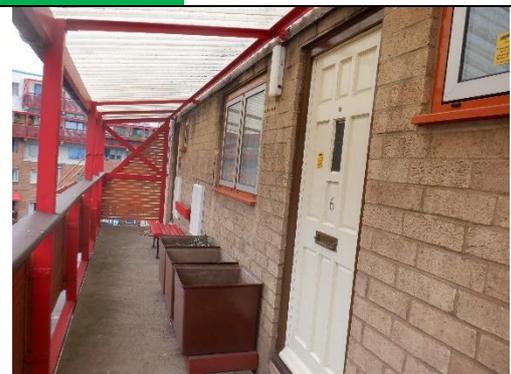
Fire Hazards.

MEDIUM		1
		<p>Assessors Observations:</p> <p>We accessed a cupboard located off the first floor stairwell and noted storage of combustible waste material and rubbish which included cardboard and timber. We also noted storage of discarded timber furniture within the former refuse room on the 2nd floor.</p>
Ref:	2.2.4	<p>Recommended Action:</p> <p>We recommend both rooms are cleared of the rubbish and rooms off the means of escape are maintained clear of rubbish and waste items at all times.</p>
Date First Identified:	09/05/22	
Date of FRA Review:	09/05/22	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

LOW		2
No Photo		<p>Assessors Observations:</p> <p>We were unable to ascertain the date of the last inspection and test of the electrical installation, as we were unable to identify the location of the electrical distribution board. We believe it may be located within a locked cupboard on the ground floor.</p>
Ref:	2.2.5	<p>Recommended Action:</p> <p>It is recommended the client checks their records to ensure an electrical inspection and test has been carried out within the last 5 years, and if not arranges for its completion as soon as practicable.</p>
Date First Identified:	09/05/22	
Date of FRA Review:	09/05/22	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

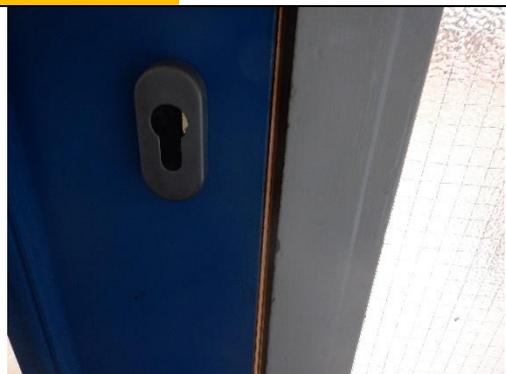


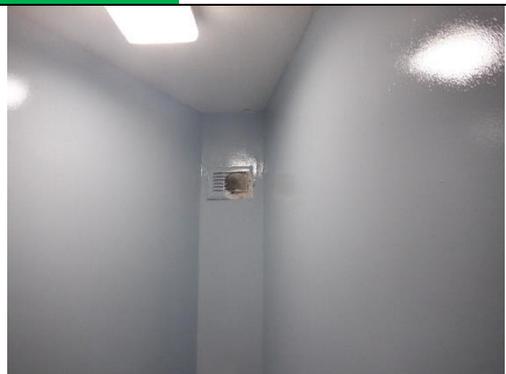
Means of Escape.

LOW		3
		<p>Assessors Observations:</p> <p>Occupants from flat 7 would be required to bypass flat 6 in order to exit to an ultimate place of safety away from the property. As such, flat 6 would be required to meet the current benchmark standard for flat entrance doors to be self-closing, capable of providing 30-minute fire resistance and incorporating intumescent strips and smoke seals.</p>
		<p>Ref: 2.3.2</p> <p>Recommended Action:</p> <p>We were unable to access flat 6 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.</p>
Date First Identified:	09/05/22	
Date of FRA Review:	09/05/22	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

MEDIUM		4
		<p>Assessors Observations:</p> <p>All service cupboards and the former bin store are FD60S fire doors. Numerous doors inspected were noted to have excessive gaps between the door and frame beyond 4mm, potentially allowing the products of combustion to pass in a fire situation.</p>
		<p>Ref: 2.3.3</p> <p>Recommended Action:</p> <p>We recommend the doors are rehung to ensure the gaps are 3mm ± 1mm.</p>
Date First Identified:	09/05/22	
Date of FRA Review:	09/05/22	
Rectify Within: (months)	6	
Budget Cost:	£100	



MEDIUM		5
		<p>Assessors Observations:</p> <p>The FD60 rated fire door from the communal stairway to the external walkway on the second floor has excessive gaps between the door and frame and we were also unable to confirm the presence of intumescent seals on the door or frame.</p>
Ref:	2.3.4	<p>Recommended Action:</p> <p>We recommend the door is rehung to ensure the gaps are 3mm ± 1mm between the door and frame and the client confirms the fire door meets the requirements as outlined within BS 8214 for timber fire resisting doors, to ensure the fire rated integrity and smoke control of the fire door is fully maintained.</p>
Date First Identified:	09/05/22	
Date of FRA Review:	09/05/22	
Rectify Within: (months)	6	
Budget Cost:	£35	

LOW		6
		<p>Assessors Observations:</p> <p>We noted a ventilation grille fitted within the former refuse store on the 2nd floor. We are unsure where this vents to.</p>
Ref:	2.3.6	<p>Recommended Action:</p> <p>The client should have this checked and if not venting to an external wall, should have it replaced with an intumescent type of grille.</p>
Date First Identified:	09/05/22	
Date of FRA Review:	09/05/22	
Rectify Within: (months)	12	
Budget Cost:	No Cost	



LOW		7
No Photo		<p>Assessors Observations:</p> <p>There were no records contained within the fire logbook held on site. Client compliance data indicated the emergency lighting was last serviced on 22/02/22. There are no records of monthly functional testing of the emergency lighting system.</p>
Ref:	2.3.8	<p>Recommended Action:</p> <p>We recommend the client confirms monthly functional tests are carried out and the fire log book is completed to show test (monthly) and service records (annually) of the emergency lighting system.</p>
Date First Identified:	09/05/22	
Date of FRA Review:	09/05/22	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

LOW		8
		<p>Assessors Observations:</p> <p>We noted the communal entrance to the stairwell and the flats beyond did not self-close due to what appeared to be a stiff latching mechanism. This may allow unauthorised persons to enter the building increasing the risk of arson.</p>
Ref:	2.3.9	<p>Recommended Action:</p> <p>We recommend the latch/self-closer is adjusted to ensure the door closes fully under its own weight.</p>
Date First Identified:	09/05/22	
Date of FRA Review:	09/05/22	
Rectify Within: (months)	12	
Budget Cost:	£20	



APPENDIX 2
PREVIOUS FIRE RISK ASSESSMENTS