

FIRE RISK ASSESSMENT REVIEW
1-3 BRINKBURN CLOSE,
NEWCASTLE UPON TYNE,
NE6 2HW

JUNE 2022



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4180-04-22-DS

Prepared by:

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Version: 1

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



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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	1-3 Brinkburn Close, Newcastle Upon Tyne NE6 2HW
The Surveyor	The Fire Risk Assessment was carried out by: Dave Stilling MCIOB, FSIDip, AIFireE, DipFD, CMAPS, FRACS
Survey Date	30 th June 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 every three years.</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 could not gain access to the undercroft although we could view this from outside the fenced off area.

Dwelling Access A Type 3 Common Parts and flats (non-destructive) Fire Risk Assessment (as detailed in the LGA guide Fire Safety in Purpose Built Blocks of Flats) was carried out.

We were able to access Flat 1 to check the standard of fire doors, means of fire detection and standard of compartmentation 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 not 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 We were unable to confirm if issues raised in a previous fire risk assessment have been addressed, these 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 At the time of the survey the external wheelie bins were being stored up against the stairwell lobby area's walls. We recommend the external wheelie bins are relocated away from the buildings elevations.

2.2.3 We could not locate the landlords electrical distribution panel. The electrical distribution systems in all flats should be tested every five years by a registered NICEIC contractor to satisfy compliance with the requirements of the Electricity at Work Regulations 1989 and the IET Wiring Regulations BS 7671:2018.

2.2.4 At the time of the survey we were unable to gain access into cupboards located under the external communal staircase. We recommend the under stairs cupboards are inspected and cleared of any stored sources of fuel.

2.2.5 We were able to gain access to Flat 1 to inspect the specification of the flat entrance door, compartmentation and detection system within. No deficiencies were observed at the time of the inspection.

2.2.6 The Client operates a no-smoking policy within the building, with appropriate signage displayed. At the time of the inspection there was evidence of smoking activities taking place externally adjacent to the front door of Flat 1. We would recommend that the client instructs residents not to smoke in the communal areas of the building and also externally in close proximity to final exit doors and windows.



2.3 Means of Escape

- 2.3.1 Access/egress routes within the communal area of the building 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.
- 2.3.2 We noted various combustible items stored on the means of escape / balcony walkway. We would recommend that these items are removed to reduce the fuel load and remove any tripping hazards.

Emergency Lighting System

- 2.3.3 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 BS 5266. There are no records on site to confirm if the emergency lighting is being maintained in accordance with BS5266. The client should check their records to confirm if the system is maintained and if not this should be undertaken in accordance with BS5266 and records made available.

Written by:

Dave Stilling BSc (Hons) MCIQB, FSIDip, CMAPS, FRACS
For and on Behalf of Storm Tempest Ltd
30th June 2022

Checked by:

Paul Anderson BEng (Hons), MIFireE


For and on Behalf of Storm Tempest Ltd
30th June 2022



APPENDIX 1
SCHEDULE OF OBSERVATIONS / IMPROVEMENT WORKS

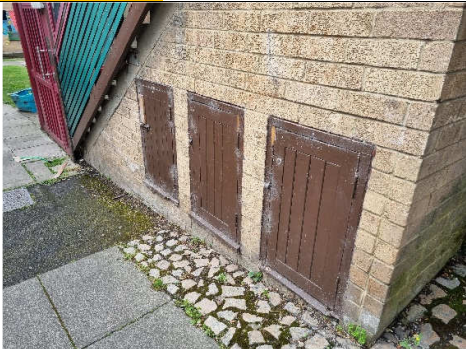



Fire Hazards

MEDIUM		1
		Assessors Observations: At the time of the survey the external wheelie bins were being stored up against the stairwell lobby area's walls.
		Recommended Action: We recommend the external wheelie bins are relocated away from the buildings elevations.
Ref:	2.2.2	
Date First Identified:	30/06/21	
Date of FRA Review:	30/06/22	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

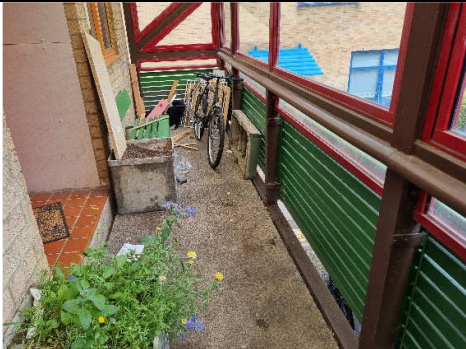
MEDIUM		2
No photo		Assessors Observations: We could not locate the landlords electrical distribution panel.
		Recommended Action: The electrical distribution systems in all flats should be tested every five years by a registered NICEIC contractor to satisfy compliance with the requirements of the Electricity at Work Regulations 1989 and the IET Wiring Regulations BS 7671:2018.
Ref:	2.2.3	
Date First Identified:	30/06/22	
Date of FRA Review:	30/06/22	
Rectify Within: (months)	6	
Budget Cost:	No Cost	




MEDIUM		3
		<p>Assessors Observations:</p> <p>At the time of the survey we were unable to gain access into cupboards located under the external communal staircase.</p>
Ref:	2.2.4	<p>Recommended Action:</p> <p>We recommend the under stairs cupboards are inspected and cleared of any stored sources of fuel.</p>
Date First Identified:	30/06/21	
Date of FRA Review:	30/06/22	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

MEDIUM		4
		<p>Assessors Observations:</p> <p>The Client operates a no-smoking policy within the building, with appropriate signage displayed. At the time of the inspection there was evidence of smoking activities taking place externally adjacent to the front door of Flat 1.</p>
Ref:	2.2.6	<p>Recommended Action:</p> <p>We would recommend that the client instructs residents not to smoke in the communal areas of the building and also externally in close proximity to final exit doors and windows.</p>
Date First Identified:	30/06/22	
Date of FRA Review:	30/06/22	
Rectify Within: (months)	6	
Budget Cost:	No Cost	



MEDIUM		5
		<p>Assessors Observations:</p> <p>We noted various combustible items stored on the means of escape / balcony walkway.</p>
Ref:	2.3.2	<p>Recommended Action:</p> <p>We would recommend that these items are removed to reduce the fuel load and remove any tripping hazards.</p>
Date First Identified:	30/06/21	
Date of FRA Review:	30/06/22	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

LOW		6
		<p>Assessors Observations:</p> <p>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 BS 5266. There are no records on site to confirm if the emergency lighting is being maintained in accordance with BS5266.</p>
Ref:	2.3.3	<p>Recommended Action:</p> <p>The client should check their records to confirm if the system is maintained and if not this should be undertaken in accordance with BS5266 and records made available.</p>
Date First Identified:	30/06/22	
Date of FRA Review:	30/06/22	
Rectify Within: (months)	12	
Budget Cost:	No Cost	



APPENDIX 2
PREVIOUS FIRE RISK ASSESSMENTS