

**FIRE RISK ASSESSMENT  
4-5 THE CHEVRON, BYKER,  
NEWCASTLE UPON TYNE,  
NE6 1RP**

**MARCH 2022**



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

**Reference:** 4009-04-21-IC

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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 & Compliance Manager, Karbon Homes.
Responsible Person	Paul Fiddaman, Chief Executive, Karbon Homes
The Property	4-5 The Chevron, Byker, Newcastle Upon Tyne. NE6 1RP.
The Surveyor	The Fire Risk Assessment was carried out by: Ian Cuskin GIFireE.
Survey Date	29 <sup>th</sup> March 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 Group - 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:

- The Building Regulations 2019 Approved Document B – Fire Safety
- BS9999 2018 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 Group - 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 a review of this type of building **every three years or when a material change is made to the property.**

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 (as detailed in LGG Guidance Document Fire Safety in Purpose Built Blocks of Flats) has been conducted.

**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.

**Access Limitations** We were able to gain access to rooms and relevant compartments during the assessment to inspect the condition of the fire doors and compartmentation within. We were unable to access the integral garages to the ground floor of the west elevation of the building or the roof space compartment opposite flat 5.



Revisit

A revisit is not required at this time.



## 2.0 THE BUILDING

2.1 The Building      The Chevron is a general needs housing scheme located within the Byker Estate. The building is arranged in an 'L' shape, with two wings joined at the northern corner of the building. Flats 2-5 are located within the smaller of the wings on the west side of the building.

The property is a wedge shape design, with one side 2-storeys high and the opposite side is 3-storeys high. There are integral garages to the ground floor of the west elevation of the building. The building is of masonry cavity wall construction, with brickwork outer leaf, with a single pitched roof with a standing seem profile metal roof covering and fascia, timber double glazed windows and doors to flats, with glazed metal doors to main entrances. There is a balcony area recessed within the main roof of the building, accessed from the common stairwell. Flat 4 has an external balcony accessed from the living room of the flat. Internally, floors are concrete as are the stairs, and the internal walls on the means of escape are plain plaster and paint providing a class 0 finish. Rainwater goods are Upvc.

The scheme contains 5 one-bedroom flats, each with their own facilities. Flats 2 and 3 are on the ground floor and are accessed directly from street level. Flats 4 and 5 are on the second floor and are accessed via a communal staircase. The electric meters are located within fire rated cupboards within the rear lobby adjacent to the rear exit. Residents wheeled bins are also stored within this compartment.

2.2 Fire Loss Experience      Karbon Homes have not made us aware of any fire related incidents at this housing scheme.



### 3.0 FIRE HAZARDS

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

- Electrical PVC insulation throughout.
- Timber construction materials (in particular, within the roof space, balconies and timber cladding).
- Combustible items under the stair.
- Combustible items within meter cupboards in the rear lobby.
- Refuse in wheeled bins located in the rear lobby.
- Potential for mains gas supply to the building as some apartments retain legacy live gas supply pipe work (but no gas appliances) which Karbon Homes carryout annual inspections of until Northern Gas Network terminate the supply.

It was noted there is a cane/wooden table underneath the communal stair. We recommend this is removed, residents are reminded to dispose of unwanted items responsibly and this area kept sterile.

Within the meter cupboard in the rear lobby there are combustible items such as cardboard and cable insulation. We recommend these items are removed and this cupboard kept sterile.

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, clothing and cooking oils and fats within the kitchens.

Karbon Homes are in the process of removing all historic and redundant gas supplies to properties in the Byker Estate in partnership with Northern Gas Networks, with minimal properties still connected. Any remaining properties receive an annual gas safety check and when they become void, the gas supply is removed.



### 3.2 Sources of Ignition

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

- Electrical supply and distribution system.
- Potential for arson, in particular, to the wheeled bins stored within the rear lobby.
- Sources of ignition located within individual apartments associated with domestic living such as electrical goods, cooking & heating appliances, and the possibility of smoking materials & candles.

The communal electrical and distribution equipment is located within the fire rated electrical cupboard in the rear lobby. Labelling indicated the last time the landlords electrical supply and distribution system was subject to a 5-year fixed wiring inspection by a competent engineer was on 21/07/2016, which is outside of the required frequency for inspection and test. We recommend the client confirms the landlords electrical supply and distribution equipment has been subject to inspection and test by a competent engineer within the previous 5 years, and if not, make arrangements for this to be undertaken as soon as practicable.

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.

The communal areas of the property are no smoking areas and are accompanied with the appropriate signage.

### 3.3 Sources of Oxygen

Natural airflow through doors and windows.



3.4 People at Risk    The residents within apartments and communal areas of the building in addition to the potential for visitors, housing staff and trades persons.



## 4.0 MEANS OF ESCAPE

4.1 Escape Routes     The means of escape routes are simple in design and consist of a single protected stair which gives access to all three floors with flats 4 and 5 opening directly onto the stairs.

The stairs terminate at the main entrance with a second final exit also available on the ground floor to the rear of the building, accessed via a protected lobby.

The main front entrance is opened by a press to open facility which is designed to “fail safe to open” in a fire situation. The rear final exit is opened with a single action thumb turn device.

With the exception of one low profile door matt outside of flat 4 (low risk), 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         The premises are fitted with fire doors (FD60S) with self-closing devices in all locations where required on the common means of escape. This includes the rear lobby door (FD60S SC VP).

Doors to the electrical distribution cupboard within the rear lobby are FD60 with intumescent strips and fire rated hinges.

As part of the assessment, the flat entrance door to number 4 was inspected for specification and action. The flat entrance doors appear to be FD60 fire doors complete with self-closing devices and combined intumescent and cold smoke seals. It was noted, the flat entrance door to number 4 is locked internally via a key. We recommend a thumb turn device is installed, in order to prevent any delay in evacuation in an emergency when searching for keys.

All fire doors inspected appear to be well maintained and conform to BS8214.



4.3 Fire Compartmentation      The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide a minimum 30-minute fire protection. These include solid brick walls with a plaster finish, ceilings with plaster skim, and concrete floors.

It was noted, there are two breaches within the electrical cabinet walls. We recommend these breaches are addressed using the same material surrounding the breach in order to achieve a minimum 60 minutes fire resistance.

4.4 Fire Alarm and Detection System      There is no fire detection within the communal staircase or manual call points, which is acceptable for this construction design. The apartments have automatic fire detection that appears to be a Grade D1, LD3 system covering the circulation spaces within the dwelling, in compliance with BS5839-6.

Residents are advised to test their smoke alarms on a monthly basis as per the related guidance.

4.5 Emergency Lighting      The premises have adequate 3-hour non-maintained emergency lighting installed within the means of escape.

There were no records available to confirm the emergency lighting is subject to an annual inspection and discharge test by a competent person within the previous 12 months, as well as a monthly function test. We recommend the client confirms these tests are being carried out and if not, arrange for them to be undertaken as soon as practicable.

The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short functional tests and an annual full discharge test which should be detailed in the Fire Log Book.

It was noted both the front and rear external emergency lighting units above both exit doors do not appear to be working. We recommend these defects are addressed.



- 4.6 Fire Fighting Equipment  
There is no portable firefighting equipment in the premises and no requirement to do so.
- 4.7 Signage  
Generally, there is adequate fire exit and directional signage fitted within the building conforming to BS5499. In addition, there are "No smoking" notices and general "Fire Action" notices displayed throughout the means of escape in appropriate locations.
- It was noted, there is no "Fire Exit" sign above the lobby door leading to the rear final exit door. We recommend one such sign is provided.
- All signage should satisfy the requirements of BS 5499-5 and be installed in accordance with the recommendations of BS 5499-4.
- 4.8 Disabled Persons Egress  
The property may be suitable for persons with limited mobility on the ground floor only.
- 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.





**Surveyor** Ian Cuskin GFireE

**Signed** 

.....  
On Behalf of Storm Tempest Ltd

**Checked** Dave Stilling BSc (Hons) MCIQB, FSIDip, AFireE, DipFD, CMAPS

**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>	<b>Low (1)</b>	<b>Trivial Risk</b>	<b>Tolerable Risk</b>	<b>Moderate Risk</b>
	<b>Medium (2)</b>	<b>Tolerable Risk</b>	<b>Moderate Risk</b>	<b>Substantial Risk</b>
	<b>High (3)</b>	<b>Moderate Risk</b>	<b>Substantial Risk</b>	<b>Intolerable Risk</b>

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

<b>MEDIUM</b>		<b>1</b>
		<p><b>Assessors Observations:</b></p> <p>There is a cane/wooden table underneath the communal stair.</p>
<b>Date First Identified:</b>	29/03/2022	<p><b>Recommended Action:</b></p> <p>We recommend this is removed, residents are reminded to dispose of unwanted items responsibly and this area kept sterile.</p>
<b>Date of FRA</b>	29/03/2022	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	No Cost	

<b>MEDIUM</b>		<b>2</b>
		<p><b>Assessors Observations:</b></p> <p>Within the meter cupboard in the rear lobby there are combustible items such as cardboard and cable insulation.</p>
<b>Date First Identified:</b>	23/08/2017	<p><b>Recommended Action:</b></p> <p>We recommend these items are removed and this cupboard kept sterile. <b>We would specifically draw your attention to this matter which has been identified during previous inspections of this building. This recommendation should be addressed appropriately with due consideration to the protracted period for remediation.</b></p>
<b>Date of FRA</b>	29/03/2022	
<b>Rectify Within: (months)</b>	6	
<b>Budget Cost:</b>	No Cost	



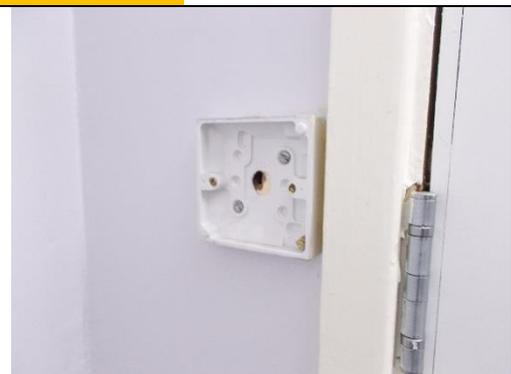
LOW		3
<b>No Photo</b>		<b>Assessors Observations:</b> Labelling indicated the last time the landlords electrical supply and distribution system was subject to a 5-year fixed wiring inspection by a competent engineer was on 21/07/2016, which is outside of the required frequency for inspection and test.
		<b>Date First Identified:</b> 29/03/2022
		<b>Date of FRA:</b> 29/03/2022
		<b>Rectify Within: (months):</b> 12
		<b>Budget Cost:</b> No Cost
		<b>Recommended Action:</b> We recommend the client confirms the landlords electrical supply and distribution equipment has been subject to inspection and test by a competent engineer within the previous 5 years, and if not, make arrangements for this to be undertaken as soon as practicable.

#### Fire Doors

LOW		4
<b>No Photo</b>		<b>Assessors Observations:</b> The flat entrance door to number 4 is locked internally via a key.
		<b>Date First Identified:</b> 29/03/2022
		<b>Date of FRA:</b> 29/03/2022
		<b>Rectify Within: (months):</b> 12
		<b>Budget Cost:</b> £25
		<b>Recommended Action:</b> We recommend a thumb turn device is installed, in order to prevent any delay in evacuation in an emergency when searching for keys.



## Compartmentation

<b>MEDIUM</b>		<b>5</b>			
		<b>Assessors Observations:</b>			
		There are two breaches within the electrical cabinet walls.			
		<b>Date First Identified:</b>	29/03/2022	<b>Recommended Action:</b>	
		<b>Date of FRA</b>	29/03/2022	We recommend these breaches are addressed using the same material surrounding the breach in order to achieve a minimum 60 minutes fire resistance.	
		<b>Rectify Within: (months)</b>	6		
<b>Budget Cost:</b>	£25				

## Emergency Lighting

<b>LOW</b>		<b>6</b>			
<b>No Photo</b>		<b>Assessors Observations:</b>			
		There were no records available to confirm the emergency lighting is subject to an annual inspection and discharge test by a competent person within the previous 12 months, as well as a monthly function test.			
		<b>Date First Identified:</b>	29/03/2022	<b>Recommended Action:</b>	
		<b>Date of FRA</b>	29/03/2022	We recommend the client confirms these tests are being carried out and if not, arrange for them to be undertaken as soon as practicable.	
		<b>Rectify Within: (months)</b>	12		
<b>Budget Cost:</b>	No Cost				



LOW		7
		<b>Assessors Observations:</b> Both the front and rear external emergency lighting units above both exit doors do not appear to be working.
<b>Date First Identified:</b>	29/03/2022	<b>Recommended Action:</b> We recommend these defects are addressed.
<b>Date of FRA</b>	29/03/2022	
<b>Rectify Within: (months)</b>	12	
<b>Budget Cost:</b>	No Cost	

LOW		8
		<b>Assessors Observations:</b> There is no "Fire Exit" sign above the lobby door leading to the rear final exit door.
<b>Date First Identified:</b>	29/03/2022	<b>Recommended Action:</b> We recommend one such sign is provided.
<b>Date of FRA</b>	29/03/2022	
<b>Rectify Within: (months)</b>	12	
<b>Budget Cost:</b>	£10	