

FIRE RISK ASSESSMENT
9-14 THE CHEVRON, BYKER,
NEWCASTLE UPON TYNE,
NE6 1RP

MARCH 2022



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4009-04-21-IC

Prepared by:

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

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 & Compliance Manager, Karbon Homes.
Responsible Person	Paul Fiddaman, Chief Executive, Karbon Homes
The Property	9-14 The Chevron, Byker, Newcastle Upon Tyne. NE6 1RP.
The Surveyor	The Fire Risk Assessment was carried out by: Ian Cuskin GIFireE.
Survey Date	29 th 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.

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 whole building is arranged in an 'L' shape, with two wings joined at the northern corner of the building. Flats 6-14 are located within the larger of the wings on the east side of the building.

The building contains residential units to all floors of the building. The property is a wedge shape design, with one side 2-storeys high and the opposite side is 3-storeys high, with concrete floors and stairs. The building is of masonry cavity wall construction, with brickwork outer leaf, with a single pitched roof with a standing seam profile metal roof covering and fascia, softwood timber double glazed windows and doors to flats, with glazed metal doors to main entrances. 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.

There are 2 concrete stepped external high level walkways to the front and rear of the building accessed from the common stairwell, both with poly carbonate roof coverings. Flats 6, 7 & 10 have an external balcony accessed from the living room of each flat, which are not part of the means of escape.

The scheme is a mixture of one-bedroom flats and 2-bedroom maisonettes. Flats 6, 7 and 8 are on the ground floor and are accessed directly from street level. Flats 9, 10 and 11 are on the ground, first and second floors respectively and are accessed off the communal staircase. Flats 12, 13 and 14 are accessed off the external concrete walkways, via the communal staircase at first floor level. There are two doors from street level, accessing the ground floor lobby of the communal staircase. This lobby also houses an electric meter / distribution cupboard and small refuse storage cupboard.

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 on the balconies).
- Combustibles within the meter cupboard ground floor lobby.
- Residents combustible items such as chairs, cushions etc on their private segregated balcony spaces.
- Refuse within the small refuse cupboard.
- Wheeled bins external to and away from the building.
- 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, within the unlocked electrical meter/distribution board cupboard in the ground floor lobby, combustible items are being stored including mops which could potentially be wet. We recommend these items are removed and this cupboard kept sterile and locked shut.

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.
- 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 entrance 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 10/07/2016, 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. Flats 9, 10 and 11 are on the ground, first and second floors respectively and are accessed directly off the communal staircase lobby and landings. Flats 12, 13 and 14 are accessed off the external concrete walkways via a FD30S SC door from the stair at first floor level.

The stairs terminate in the ground floor lobby with a second final exit also available on the ground floor to the side of the building.

Both final exits are opened by a press to open facility which are designed to "fail safe to open" in a fire situation and have override devices in place.

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.

Doors to the electrical distribution cupboard and small refuse store within the lobby are FD30 with intumescent strips and fire rated hinges.

As part of the assessment, the flat entrance door to number 13 was inspected for specification and action. The flat entrance doors are good quality timber doors with a glazed panel and window to the left and right of the door respectively. However, it was noted that the flat entrance doors do not appear to be fire doors. We recommend the flat entrance doors to the first two apartments (flat numbers 12 and 13) opening onto the common walkway / balcony should be FD30S doors with a self-closing device fitted. The client should also confirm the glazed units / frames will provide a minimum 30 minutes fire resistance. This will ensure residents can



evacuate their apartments and be able to pass a fire within an adjoining flat and reach the stairway / final exit. (LGG Fire Safety in Purpose Built Blocks of Flats Sec 59.5).

All identified 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.

As part of the assessment, we inspected flat 13 for any obvious compartmentation breaches within. None were found.

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 common means of escape.

There were no records available locally 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 Logbook.

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 are no "Fire Exit" signs above both final exits in the ground floor lobby. We recommend such signage is provided.

The FD60S SC part glazed door adjacent to flat 12 leading onto the stair requires directional fire exit signage above the door and also a "Fire Door Keep Shut" sign to be attached to the balcony side of the door.

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.



5.0 MANAGEMENT PROCEDURES

5.1 Fire Evacuation Procedures There is a “full simultaneous” evacuation policy for all occupants in a fire situation. When residents are first inducted to the premises, they are given a briefing on what to do in the event of a fire within the building. This is reinforced by the provision of General Fire Action notices.

The assembly point is to the front of the building, a safe distance away from the entrance.

5.2 Fire Logbook There is a newly issued Fire Safety Logbook within the red fire safety documents box in the entrance foyer, which was not completed (new). Karbon Homes hold all maintenance records centrally, however it would be beneficial for the emergency lighting tests to be held within the logbook.

5.3 Training There are no staff in general needs accommodation

5.4 Access & Facilities for the Fire Service Access to the buildings for fire appliances is good and is in line with the requirements of Approved Document B.

5.5 Arson The risk of an arson attack is considered low. Access to the premises is controlled.

5.6 Previous Recommendations During our inspection we noted a number of previously identified deficiencies which were outstanding at the time of this inspection. We have assumed the client is still fully aware of these and as such we have included these in Appendix 2 – Schedule of Observations of this report.



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>	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: Within the unlocked electrical meter/distribution board cupboard in the ground floor lobby, combustible items are being stored including mops which could potentially be wet.		
Date First Identified:	29/03/2022	Recommended Action: We recommend these items are removed and this cupboard kept sterile and locked shut.		
Date of FRA	29/03/2022			
Rectify Within: (months)	6			
Budget Cost:	No Cost			

LOW		2		
		Assessors Observations: 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 10/07/2016, which is outside of the required frequency for inspection and test.		
Date First Identified:	29/03/2022	Recommended Action: 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.		
Date of FRA	29/03/2022			
Rectify Within: (months)	12			
Budget Cost:	No Cost			



Fire Doors

LOW		3
		Assessors Observations: The flat entrance doors are good quality timber doors with a glazed panel and window to the left and right of the door respectively. However, it was noted that the flat entrance doors do not appear to be fire doors.
Date First Identified:	23/08/2017	Recommended Action: We recommend the flat entrance doors to the first two apartments (flat numbers 12 and 13) opening onto the common walkway / balcony should be FD30S doors with a self-closing device fitted. The client should also confirm the glazed units / frames will provide a minimum 30 minutes fire resistance. This will ensure residents can evacuate their apartments and be able to pass a fire within an adjoining flat and reach the stairway / final exit. (LGG Fire Safety in Purpose Built Blocks of Flats Sec 59.5). 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.
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	No Cost	



Emergency Lighting

LOW		4
No Photo		<p>Assessors Observations:</p> <p>There were no records available locally 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.</p>
Date First Identified:	29/03/2022	<p>Recommended Action:</p> <p>We recommend the client confirms these tests are being carried out and if not, arrange for them to be undertaken as soon as practicable.</p>
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

Signage

LOW		5
		<p>Assessors Observations:</p> <p>There are no "Fire Exit" signs above both final exits in the ground floor lobby.</p>
Date First Identified:	29/03/2022	<p>Recommended Action:</p> <p>We recommend such signage is provided.</p>
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	£20	



LOW		6
		Assessors Observations: The FD60S SC part glazed door adjacent to flat 12 leading onto the stair requires directional fire exit signage above the door and also a "Fire Door Keep Shut" sign to be attached to the balcony side of the door.
Date First Identified:	29/03/2022	Recommended Action: As above.
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	£20	