FIRE RISK ASSESSMENT
1-4 Ralph Erskine House, 45-47 Brinkburn Street, Newcastle upon Tyne, Tyne and Wear NE6 2LE

JANUARY 2022

STORM TEMPEST
PROPERTY CONSULTANCY

Reference: PA-4009-04-21

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	1-4 Ralph Erskine House, 45-47 Brinkburn Street, Newcastle upon Tyne, Tyne and Wear, NE6 2LE
The Surveyor	The Fire Risk Assessment was carried out by: Paul Anderson BEng (Hons), MIFireE.
Survey Date	26th January 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. 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 buildings being:

- The Building Regulations 2012 Approved Document B – Fire Safety
- BS9999 2017 Code of practice for fire safety in the design, management and use of buildings
- LGA guide 'Fire safety in purpose-built blocks of flats'.

The RR(FS)O does not stipulate the required review period for a particular building; we recommend a review of this building **every three years** or when a material change is made to the property and that a new fire risk assessment is carried out in **four years.**

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 the LGA guide Fire Safety in Purpose Built Blocks of Flats) was carried out.

We were able to gain access to flat 3 to check the standard of fire doors, means of fire detection and standard of compartmentation to the communal areas.

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.

This report covers the first and second floor that allow access to the first- loor apartments only.

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 THE BUILDING

2.1 The Building	This two storey, II* listed building is a former funeral parlour and the Byker neighbourhood estate office. Previously 45-47 Brinkburn Street, the building has been converted into four two-bedroom apartments, the two ground floor apartments have been specifically designed for wheelchair accessibility. The building is of traditional coursed brick, part rendered cavity wall construction with pitched slate roof.
2.2 Fire Loss Experience	BCT have not made us aware of any fire related incidents at this location.

3.0 FIRE HAZARDS

3.1 Sources of Fuel

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

- Wheeled bins complete with refuse to the side of the building (kept away from the building).
- Electrical PVC insulation throughout.
- Timber construction materials within the roof space.
- Furniture and furnishings associated with domestic living.

3.2 Sources of Ignition

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

- Electrical supply and distribution system.
- Sources of ignition associated with domestic living, such as white goods and candles

The mains electrical supply and distribution system was in date and last tested in May 2021 with a reinspection scheduled for 2029. The electrical distribution should be tested every five years by a registered NICEIC contractor to satisfy compliance with the requirements of the Electricity at Work Act 1989.

The Client operates a no-smoking policy within the communal parts of the building and there was no evidence of smoking activities taking place internally.

3.3 Sources of Oxygen

Natural airflow through doors and windows.

3.4 People at Risk

Residents, visitors and occasional contractors.

4.0 MEANS OF ESCAPE

4.1 Escape Routes	The two first-floor apartments are accessed via a single protected staircase.
4.2 Fire Doors	We accessed apartment 3 and noted the flat entrance door is a 'bwf certifier' 30 minute fire door without a self-closer. We recommend the apartment entrance doors are fitted with self-closing devices. The door to the electrical supply cupboard on the ground floor did not close fully into the frame rebate. The client should remediate the door to ensure that it closes fully into the rebate.
4.3 Fire Compartmentation	The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide 30 minute fire protection. These include solid brick walls and stud walls with a plaster finish. The electrical supply cupboard on the ground floor is fitted with a 54 mm thick door.
4.4 Fire Alarm and Detection System	We noted a mains powered automatic detector in the ground-floor corridor and a battery-operated smoke detector at the head of the stair. Within apartment 3 we noted mains powered, automatic detection in the living room/diner and the circulation space. The automatic detection is supplemented with manual call points on the first and ground floor. When questioned, the residents of both apartments were unsure of the cause and effect of the fire alarm system and if the communal fire alarm is connected to the apartments. One resident assumed it was and the other resident assumed it was not. We recommend that the communal fire alarm system is connected to the low voltage mains supply in the building.

	The fire alarm system was subject to a service on 10/11/2021, it was recorded that there was no key available for testing the manual call points. We recommend that the communal fire alarm is tested weekly, and a record maintained.
4.5 Emergency Lighting	There is 3-hour non-maintained emergency lighting system installed within the premises. Records show that the last recorded maintenance was carried out on the 10/05/2021. Several defects were recorded in the logbook. There was no record of the monthly testing of the emergency lighting system. We recommend the emergency lighting system is subject to monthly function tests in accordance with BS 5266.
4.6 Fire Fighting Equipment	Firefighting equipment is not supplied.
4.7 Signage	Fire action notices and no smoking notices are displayed within the communal space.
4.8 Disabled Persons Egress	The two apartments located on the first floor are not suitable for people that cannot negotiate the stairs. As a result of the Grenfell Tower fire the government are currently reviewing the need for Personal Emergency Evacuation Plans (PEEPs) in general needs blocks of flats. The client is advised to remain alert to all further developments in this respect and to forthcoming changes in relevant legislation.
4.9 Arson	The risk of an arson attack is considered medium. The entrance door is fitted with a letter box aperture. Should there be evidence of fire setting in the area the client may wish to consider blocking up the letter box aperture.

4.10 Access and Facilities for the Fire Service	The access arrangements to this building have been considered and the arrangements appear to conform to Part B5 of Approved Document B of the Building Regulations. Any changes to road layout etc. are outside the control of the responsible person.

5.0 MANAGEMENT PROCEDURES

5.1 Fire Evacuation Procedures	The fire action notice advises residents of the action to take on discovering a fire but gives no advice on the evacuation strategy or the action to take on hearing the fire alarm. On completion of the actions advised in this report we recommend a stay put fire evacuation strategy.
5.2 Fire Log Book	Two logbooks are provided with details entered in both. We recommend that all records are recorded in a single logbook.
5.3 Training	No staff work in this building.

Surveyor	Paul Anderson BEng (Hons), MIFireE
Signed	
	.....
	On Behalf of Storm Tempest Ltd
Checked	Dave Stilling BSc (Hons) MCIOB
Signed	
	.....
	On Behalf of Storm Tempest Ltd

APPENDIX 1
FIRE RISK ASSESSMENT

FIRE RISK ASSESSMENT

		Potential consequences of fire		
Liklihood of fire occuring		***Slight Harm (1)***	***Moderate harm (2)***	***Extreme harm (3)***
	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:

<u>Moderate Risk</u>

(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.)

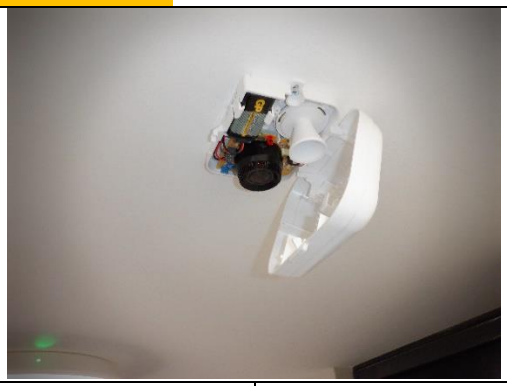
Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need or reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures, which should take cost into account, should be implemented within a defined time period. 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.
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

Means of Escape

MEDIUM	**1**	
No photo		**Assessors Observations:** We accessed apartment 3 and noted the flat entrance door is a 'bwf certifier' 30 minute fire door without a self-closer.
Date First Identified:	26/01/2022	**Recommended Action:** We recommend the apartment entrance doors are fitted with self-closing devices.
Date of FRA:	26/01/2022	
Rectify Within: (months)	6	
Budget Cost:	£200	

MEDIUM	**2**	
No photo		**Assessors Observations:** The door to the electrical supply cupboard on the ground floor did not close fully into the frame rebate.
Date First Identified:	26/01/2022	**Recommended Action:** The client should remediate the door to ensure that it closes fully into the rebate.
Date of FRA:	26/01/2022	
Rectify Within: (months)	6	
Budget Cost:	£50	

MEDIUM	3	
		**Assessors Observations:** We noted a a battery-operated smoke detector at the head of the stair.
Date First Identified:	26/01/2022	**Recommended Action:** We recommend that the communal fire alarm system is connected to the low voltage mains supply in the building.
Date of FRA:	26/01/2022	
Rectify Within: (months)	6	
Budget Cost:	£100	

MEDIUM	4	
No photo		**Assessors Observations:** The fire alarm system was subject to a service on 10/11/2021, it was recorded that there was no key available for testing the manual call points.
Date First Identified:	26/01/2022	**Recommended Action:** We recommend that the communal fire alarm is tested weekly, and a record maintained.
Date of FRA:	26/01/2022	
Rectify Within: (months)	6	
Budget Cost:	No cost	