



**FIRE RISK ASSESSMENT
64-70 WOLSELEY HOUSE,
DUNN TERRACE, BYKER,
NEWCASTLE UPON TYNE NE6 1DA**

FEBRUARY 2023

Reference: WH/16/02/23/IC

Prepared by:

Resilience Risk Management Services Ltd
10 Westoe Drive
South Shields
Tyne and Wear
NE33 3EJ

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	64-70 Wolseley House, Dunn Terrace, Byker, Newcastle Upon Tyne. NE6 1DA.
The Surveyor	The Fire Risk Assessment was carried out by: Ian Cuskin GIFireE.
Survey Date	16 th February 2023
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 as well as the Local Government Group (LGA) document '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 buildings being:

- The Building Regulations 2019 Approved Document B – Fire Safety
- 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 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 building **annually 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. Resilience Risk Management Services 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 external construction materials of the building and the area 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-invasive) Fire Risk Assessment (as detailed in LGA Guidance Document Fire Safety in Purpose Built Blocks of Flats) has been conducted in relation to this property.

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 access all areas of the building.

Revisit There is no requirement for a revisit at this time.



2.0 THE BUILDING

2.1 The Building The building is a grade II* listed building with Historic England and is connected to Dunn Terrace flats at the east end of the block. It is constructed from concrete frame, and external brickwork. The external fabric of the building is part brick cavity construction and part Marley Equitone (Pictura) cladding together with Tenmat ventilated fire barriers fixed to blockwork with no insulation due to the 25 cavity and the listing preventing any change externally. Walkways have Filon cladding to class 1 fire rating.

Windows are aluminium framed double glazed and the flat roof is Bauder as is the fascia. Rainwater goods are Upvc. Internally, floors in the common parts of the building are concrete, walls are of solid masonry construction with plaster skim. Ceilings have a textured plaster finish.

The building consists of 11 apartments over five storeys. Five of the apartments are accessed at ground level individually. Access to the remaining apartments is via a communal steel composite door which opens in the direction of travel in an evacuation. The door has a secure magnetic lock entry system and is unlocked by a pre-programmed key fob. A push button release in the lobby allows residents to leave the building. This door gives access to the lobby area including the lift, service cupboard and flat 64. The protected stair to the upper floors provides access to the rest of the flats in Wolseley House either via a small lobby area or directly from common external balcony walkways. These walkways are semi-enclosed with a corrugated poly-carbonate roof.

The building benefits from CCTV and a remote concierge service. It has emergency lighting throughout and has automatic fire detection within the private apartments and high-risk service cupboards only, connected to a 24/7 monitoring centre.

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

- Electrical PVC insulation throughout and in particular the communications room.
- Timber construction materials (in particular, within the roof space and balcony/walkway construction).
- Refuse stored within the internal refuse stores.
- Refuse stored within the wheeled bins within residents' gardens.
- Combustibles within one landlord services room.
- Combustibles on the means of escape outside flats 65 and 70.

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.

It was noted there are combustibles within the landlord services room (door 25 / 2.2) such as plastic trunking and card board boxes left over from previous works undertaken within. We recommend these items are removed and this compartment kept sterile.

It was noted there is bagged waste and general refuse outside of flats 65 and 70. We recommend these items are removed and residents reminded to dispose of personal waste materials responsibly, to keep the means of escape routes free of unnecessary combustibles.

3.2 Sources of Ignition

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

- Electrical supply and distribution system.
- Electrical CCTV equipment within the Landlord Services room.
- Potential for arson, in particular, to the residents external wheeled bins.
- 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.

- Potential for lightning strikes.

The mains electrical supply and distribution system was subject to a fixed wiring inspection by a competent engineer which is recorded within the records held by Karbon Homes as 18/01/21. 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.

Records held centrally by Karbon Homes confirmed the lightning conductor for the building was last subject to an annual inspection and test by a competent person to BS EN 62305 on 02/02/2023.

The servers/CCTV equipment within the landlord services room are connected via standard electrical plugs. We recommend the client confirms these are subject to inspection and test (PAT) by a competent person on an annual basis.

The communal areas (stairs and landings) of the property are no smoking areas and are accompanied with the appropriate signage. There were no signs of smoking taking place in these areas.

3.3 Sources of Oxygen

Natural airflow through doors and windows.

3.4 People at Risk

The residents within the building and ground floor flats as well as the potential for visitors, housing staff and trades persons.



4.0 MEANS OF ESCAPE

4.1 Escape Routes The means of escape routes (walkway/balcony) external to the building have planters and/or fixed bench seating outside several individual properties. These are low risk and due to the size, layout, available exit routes and number of residents within the building pose a minimal risk of impeding evacuation in the event of a fire. Karbon Homes are also aware of these and this is part of their "managed use" policy of the building to keep these to an acceptable level and at the same time to encourage residents to have a sense of pride and value in their home environment.

The protected escape route consists of a main communal entrance door leading directly into the entrance lobby which also has access to a service cupboard, lift and flat 64.

The staircase accessed from the lobby is protected by a Georgian wired glazed FD60S door with self-closing device. Stairs from the lobby lead to the second-floor which gives access to a small lobby area which houses flat 65, the lift, and also provides access to the communal walkway via another Georgian wired FD60S door with self-closing device. This walkway gives access to flats 66 to 68 and also Tom Collins House where an alternative protected means of escape for these flats is provided.

Ground floor flats exit directly to a place of ultimate safety. All other flats exit onto the balcony / walkway exit route or onto a small lobby area with direct access to the protected stair. Both the second and fourth floor walkways connect with other blocks enabling these residents to access an alternative means of escape (second floor walkway leads to Tom Collins House; fourth floor walkway leads to Dunn Terrace). All exits allow residents to leave by means of a single action mechanism.

With the exception of the fixed benches and planters outside of residents' property (previously mentioned), 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 Regulatory Reform (Fire Safety) Order 2005 / Fire Safety Act 2021 makes it a legal requirement to ensure that fire resisting doors and escape doors are correctly installed and adequately maintained in order for them to be fit for purpose. BS9999 states that all fire doors should be inspected every six months. However, depending on the type of building the "responsible person" is required to influence the frequency of fire door inspections subject to their use. The responsible person should ensure an adequate routine for inspections and maintenance is in place and should be undertaken by a competent person. The current benchmark standard is for flat entrance doors to be self-closing, capable of providing 30-minute fire resistance and incorporating intumescent strips and smoke seals FD30(S) and where key operated mortice locks are provided, they should be fitted with the means to override the lock from the inside without having to rely on the key. We advise the client examines their installation records to confirm the flat entrance doors meet the current benchmark standard (BS8214). Where this cannot be confirmed, or the doors do not meet the current benchmark standard we advise the doors are replaced with door sets meeting the current benchmark standard. Failure to do so could result in the door not achieving the expected fire resistance and allowing fire and smoke spread into the means of escape.

Notwithstanding the above, we were able to gain access to flats 65 and 66 in order to check the specification and action of the flat entrance doors. Flat 65, opening into a lobby appeared to conform to BS8214 as a FD60S fire door with fire rated letterbox and door viewer as well as a self-closing device and thumb turn.

It was noted however, the entrance door to flat 66 is secured via keys. We recommend the locking mechanism is changed to a thumb turn device to ensure a speedy evacuation in an emergency without the need to search for keys.

All refuse store and service cupboard doors (kept locked) have recently been upgraded and are FD60S SC doors to BS8214. Doors onto the balcony walkways are FD60S part glazed fire doors with self-closing devices.



The FD60S SC door leading to the stair adjacent to flat 64 (door 25 / G.2) does not close fully against its rebate. We recommend the self-closing device for this door is adjusted to allow it to close fully against its rebate unaided and under its weight.

The FD60S SC door leading to the balcony adjacent to flat 70 (door 25 / 3.3) does not close fully against its rebate. We recommend the self-closing device for this door is adjusted to allow it to close fully against its rebate unaided and under its weight.

4.3 Fire Compartmentation

The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide 60-minute fire protection. These include solid brick walls with a plaster finish, ceilings with textured plaster skim, and concrete floors. Sheet metal panelling is present on some parts of the walkways which lead to alternative means of escape. As part of the assessment flat numbers 65 and 66 were inspected for any obvious breaches in compartmentation, none were found.

Windows opening onto the communal walkway are aluminium double-glazed units set into soft wood frames and do not appear to be fire rated. These windows are also part of the listed status of the building. However, as there are alternative escape routes available from each flat entrance along the open balcony, these flat entrance doors and windows are not required to be fire-resisting (LGG Fire Safety in Purpose Built Blocks of Flats Sec 59.4).

4.4 Fire Alarm and Detection System

There is no fire detection (or a requirement to do so) within the communal stairs. The bin stores and landlord services cupboards have mains powered smoke detection within, linked to the concierge.

We inspected the detection within flats 65 and 66 and noted that the fire detection system within each property appears to be a Grade D1 category LD2 system covering the circulation spaces within the dwelling, living room, with heat detection in the kitchen, which appear to conform to BS5839-6. This comprises of



interlinked mains powered smoke detectors which are also linked to the concierge system. Karbon Homes have supplied test dates to show the inspection and testing of the domestic smoke detection took place on 07/02/23 by an approved contractor, to BS5839-6.

4.5 Emergency Lighting

The premises have 3-hour non-maintained emergency lighting installed at key points on the escape routes throughout the building that conform to BS5266. These were last subject to an annual full discharge test 08/02/2023. Weekly functional tests are being carried out by on-site electricians' and details recorded centrally as 31/01/23.

The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge test.

4.6 Fire Fighting Equipment

There is no portable firefighting equipment on site in the communal areas. Landlords are not required to provide such equipment in residential properties and some fire authorities discourage installing firefighting equipment as they would rather the residents leave the building than attempt to fight a fire with equipment they have not been trained to use.

4.7 Signage

It should be noted, at the time of the assessment, contractors were in attendance carrying out a programme of decorating works within the common areas. Therefore, numerous signs had been removed on a temporary basis for the painting works to be carried out.

Amongst the signs which are missing/requiring to be reinstated are:

- General Fire Action notices and "No Smoking" notices are required on each floor.
- All FD30S doors in the common areas require "Fire Door Keep Shut" signage affixed to both sides of each door.



- Directional exit signage is required above the fire door leading from the balcony adjacent to flat 70, and to the stair adjacent to flat 68.
- Landlord services cupboard doors marked 25 / 3.2 and 25 / 2.2 require a "fire door keep locked" sign to be attached to the facing side of the door.

We recommend a full signage survey is undertaken following the completion of any decorative work on the estate to ensure residents and visitors can be guided to safety in an emergency.

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 is suitable for disabled access on the ground floor. 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 this premises 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.
- 5.2 Fire Log Book The fire log book is held within the red fire documents box in the entrance lobby of Dunn Terrace and was accurately completed.
- 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 medium. The premises have secure access and entry is controlled, with the addition of a concierge service when needed. CCTV is also installed at key points within and external to the building. On the ground floor, residents wheeled bins are stored to the rear of their gardens away from the building.
- 5.6 Previous Recommendations Karbon Homes have provided us with the previous fire risk assessment for this building. Should any significant issues be outstanding, we will highlight these in Appendix 2 – Schedule of Observations of this report.



Surveyor Ian Cuskin GFireE

Signed 

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On Behalf of Resilience Risk Management Services 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:

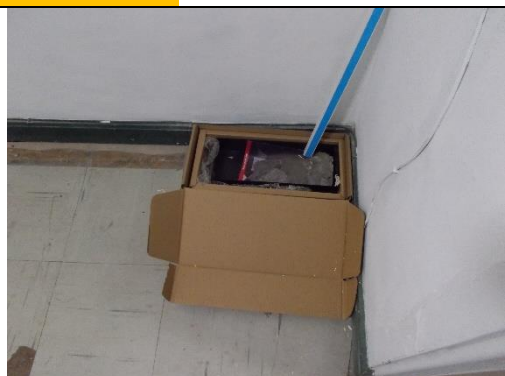
Tolerable Risk

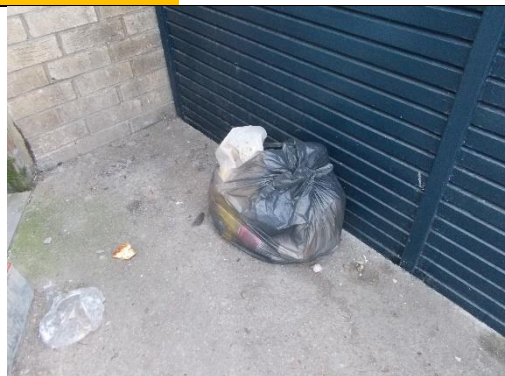
(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following 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
		<p>Assessors Observations:</p> <p>There are combustibles within the landlord services room (door 25 / 2.2) such as plastic trunking and card board boxes left over from previous works undertaken within</p>
Date First Identified:	16/02/23	<p>Recommended Action:</p> <p>We recommend these items are removed and this compartment kept sterile.</p>
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	No Cost	


MEDIUM		2
		<p>Assessors Observations:</p> <p>There is bagged waste and general refuse outside of flats 65 and 70.</p>
Date First Identified:	16/02/23	<p>Recommended Action:</p> <p>We recommend these items are removed and residents reminded to dispose of personal waste materials responsibly, to keep the means of escape routes free of unnecessary combustibles.</p>
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

LOW		3
		Assessors Observations: The servers/CCTV equipment within the landlord services room are connected via standard electrical plugs.
Date First Identified:	16/02/23	Recommended Action: We recommend the client confirms these are subject to inspection and test (PAT) by a competent person on an annual basis.
Date of FRA	16/02/23	
Rectify Within: (months)	12	
Budget Cost:	No Cost	


Fire Doors

MEDIUM		4
		Assessors Observations: The entrance door to flat 66 is secured via keys.
Date First Identified:	16/02/23	Recommended Action: We recommend the locking mechanism is changed to a thumb turn device to ensure a speedy evacuation in an emergency without the need to search for keys.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£25	

MEDIUM		5
		Assessors Observations: The FD60S SC door leading to the stair adjacent to flat 64 (door 25 / G.2) does not close fully against its rebate.
Date First Identified:	16/02/23	Recommended Action: We recommend the self-closing device for this door is adjusted to allow it to close fully against its rebate unaided and under its weight.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£30	

MEDIUM		6
		Assessors Observations: The FD60S SC door leading to the balcony adjacent to flat 70 (door 25 / 3.3) does not close fully against its rebate.
Date First Identified:	16/02/23	Recommended Action: We recommend the self-closing device for this door is adjusted to allow it to close fully against its rebate unaided and under its weight.
Date of FRA	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£30	

Signage

MEDIUM		7
Assessors Observations:		
		
<p>At the time of the assessment, contractors were in attendance carrying out a programme of decorating works within the common areas. Therefore, numerous signs had been removed on a temporary basis for the painting works to be carried out.</p> <p>Amongst the signs which are missing/requiring to be reinstated are:</p> <ul style="list-style-type: none"> • General Fire Action notices and “No Smoking” notices are required on each floor. • All FD30S doors in the common areas require “Fire Door Keep Shut” signage affixed to both sides of each door. • Directional exit signage is required above the fire door leading from the balcony adjacent to flat 70, and to the stair adjacent to flat 68. • Landlord services cupboard doors marked 25 / 3.2 and 25 / 2.2 require a “fire door keep locked” sign to be attached to the facing side of the door. 		
Date First Identified:	16/02/23	Recommended Action:
Date of FRA	16/02/23	We recommend a full signage survey is undertaken following the completion of any decorative work on the estate to ensure residents and visitors can be guided to safety in an emergency.
Rectify Within: (months)	6	
Budget Cost:	£500	