

FIRE RISK ASSESSMENT REVIEW
67-71 RABY STREET,
NEWCASTLE UPON TYNE,
TYNE AND WEAR, NE6 2FA.

JANUARY 2023



STORM TEMPEST
PROPERTY CONSULTANCY

Reference: 4180-04-22-JA

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



CONTENTS

		Page(s)
1	Introduction	1
2	Summary of Significant Findings	4-7
Appendix		
1	Schedule of Observations / Improvement Works	
2	Previous Fire Risk Assessments	



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	67-71 Raby Street, Newcastle upon Tyne, Tyne and Wear, NE6 2FA.
The Surveyor	The Fire Risk Assessment Review was carried out by Joe Abbott MSc. BSc (Hons). AIFireE. GradIOSH. DipFD.
Survey Date	21 st February 2023.
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 annually.</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.
Dwelling Access	<p>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.</p> <p>We were able to access flat 69 to check the standard of fire doors, means of fire detection and standard of compartmentation to the communal areas on the day of the visit.</p> <p>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.</p>
Revisit	No, a revisit is not required at this time.
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 Issues raised in a previous Fire Risk Assessment have been appropriately addressed. Any issues raised during this fire risk assessment review are listed in Appendix 1.

2.1.2 We were unable to access several cupboards under the block, so we are unable to comment on the fire precautions therein.

2.2 Fire Hazards

2.2.1 Sections of the building façade to the front elevation are fitted with timber panelling along the communal access staircase and walkways to/from the flats, and corrugated PVC is utilised as a roof cover to these areas. To the rear, there is a timber structure balcony (concrete floor) serving two properties on the 1st floor, with a timber structure balcony (timber floor) to a single property on the 2nd floor, again these are lined with timber panelled sides and a corrugated PVC roof cover. Having considered the risk to the residents of this property in relation to the identified cladding, we do not believe this property requires a Fire Risk Appraisal of the External Wall as there is a sufficient early detection and warning system within the properties, there are low occupancy numbers within the block, and the building is approximately 8m in height, and as such we consider the risk to be low.

2.2.2 Although we were unable to access the private balconies, a ground level assessment noted these are being used for amenity purposes by the residents. During our inspection we did not observe any obvious sources of ignition, or items that may present an ignition source such as BBQ's, but we cannot confirm that these are not used at other times. We advise the client to issue the residents with advice regarding the use of the balcony as follows:

- Do not fix fairy lights
- Do not use fire pits on the balcony.
- Never barbecue on the balcony
- Do not set off fire works



- Do not use the balcony as storage
- Do not smoke on the balcony
- Report cracks, defects or other damage to the landlord

We would also extend this advice the communal walkway which accesses the properties on the 1st floor at the front of the property.

2.2.3 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.

2.2.4 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. We were unable to identify the location of the electrical installations distribution board, which is believed to be within one of the locked cupboards on the ground floor. Inspection of the clients compliance data records indicated a date of the last inspection and test of the electrical installation of 03/09/21, within the required 5 year duration.

2.2.5 The electrical distribution board within flat 69 was noted to have been last inspected and tested on 10/04/17, beyond the required 5 year duration. We recommend a periodic test and inspection of the electrical installation is carried out as soon as practicable. All rented dwellings should be tested and inspected every 5 years.

2.2.6 It is accepted that there will be sources of ignition located within individual apartments associated with domestic living such as portable electrical goods, heating appliances, and the possibility of smoking materials and the use of candles. However, this is outside of the landlords control.

2.2.7 The external communal areas (stairs and walkways) of the property are no smoking areas, however we did not note any 'No Smoking' signage. We recommend no smoking signage is installed in appropriate locations.



2.3 Means of Escape

- 2.3.1 All access/egress routes were clear at the time of the inspection, and all 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 There is some fixed seating on the communal walkway outside individual properties. These are low risk and due to the size, layout, the available exit route and number of residents within the building, pose a minimal risk of impeding evacuation in the event of a fire. Karbon Homes (formerly Byker Community Trust) 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 encourage residents to have a sense of pride and value in their home environment.
- 2.3.3 Current design guidance, (BS 9991:2015 Fire safety in the design, management and use of residential buildings - Code of Practice) recommends that doors from maisonettes opening onto balconies providing a single direction of escape should be FD30S self-closing doors. We were able to access flat 69 on the day of the visit. The flat entrance door is a timber and glazed FD60S fire fitted with overhead self-closing device, with intumescent and cold smoke seals fitted and hung on 1½ pair of fire rated hinges. The door appeared to meet the requirement of BS 8214 for timber fire resisting doors. We recommend the client checks flat 67 also meets this standard as both flats would be bypassed by potential evacuees in a fire evacuation to an ultimate place of safety.
- 2.3.4 There is no fire detection within the semi open communal walkway or staircase which is acceptable with this building design. We accessed flat 69 to establish the means of fire detection within the dwelling. Any maisonette with any floor above 4.5 m from ground level and no alternative means of escape should be a minimum of Grade D1 category LD1 (BS 5839-6). We noted automatic fire detection within the lounge, and 1st floor landing and heat detection within the kitchen. We did not note any automatic fire detection within the hallway or any bedrooms of the property. We recommend the client upgrades the system to meet the requirements of BS 5839-6.



2.3.5 There is adequate 3-hour non-maintained emergency lighting installed in appropriate locations throughout the communal walkway that appear to conform to BS5266. The emergency lighting is required to be tested and maintained in accordance with BS 5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook.

We did not identify if monthly functional tests or annual servicing is being carried out as there is no fire log book provided within the premises information box affixed to the wall of the communal walkway. Subsequent inspection of the clients compliance data records indicated the annual service of the emergency lighting was undertaken on 17/06/22, in accordance with BS 5266.

We recommend a fire logbook is kept within a secured premises information box on site and records held within of testing and servicing of the emergency lighting system in accordance with BS 5266. The client should confirm that monthly functional tests are carried out on the emergency lighting system.

Written by:

**Joe Abbott, MSc. BSc (Hons). AIFireE. GradIOSH. DipFD.
For and on Behalf of Storm Tempest Ltd
21st February 2023.**

Checked by:


**Dave Stilling BSc (Hons) MCIQB, FSIDip, CMAPS
For and on Behalf of Storm Tempest Ltd
21st February 2023.**

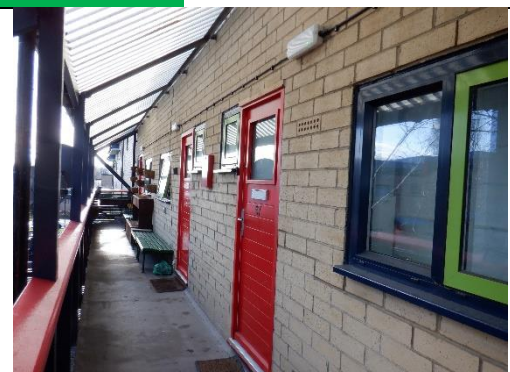


APPENDIX 1
SCHEDULE OF OBSERVATIONS / IMPROVEMENT WORKS



Fire Hazards.

LOW		1
		<p>Assessors Observations:</p> <p>The electrical distribution board within flat 69 was noted to have been last inspected and tested on 10/04/17, beyond the required 5 year duration.</p>
Ref:	2.2.5	<p>Recommended Action:</p> <p>We recommend a periodic test and inspection of the electrical installation is carried out as soon as practicable. All rented dwellings should be tested and inspected every 5 years.</p>
Date First Identified:	21/02/23	
Date of FRA Review:	21/02/23	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

LOW		2
		<p>Assessors Observations:</p> <p>The external communal areas (stairs and walkways) of the property are no smoking areas, however we did not note any 'No Smoking' signage.</p>
Ref:	2.2.7	<p>Recommended Action:</p> <p>We recommend no smoking signage is installed in appropriate locations.</p>
Date First Identified:	21/02/23	
Date of FRA Review:	21/02/23	
Rectify Within: (months)	12	
Budget Cost:	£20	



Means of Escape.

LOW	3	
No Photo		<p>Assessors Observations:</p> <p>We accessed flat 69 to establish the means of fire detection within the dwelling. We noted automatic fire detection within the lounge, and 1st floor landing and heat detection within the kitchen. We did not note any automatic fire detection within the hallway or any bedrooms of the property.</p>
Ref:	2.3.4	Recommended Action:
Date First Identified:	21/02/23	Any maisonette with any floor above 4.5 m from ground level and no alternative means of escape should be a minimum of Grade D1 category LD1 (BS 5839-6). We recommend the client upgrades the system to meet the requirements of BS 5839-6.
Date of FRA Review:	21/02/23	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

LOW	4	
No Photo		<p>Assessors Observations:</p> <p>We did not identify if monthly functional tests or if annual servicing is being carried out as there is no fire log book provided within the premises information box. Subsequent inspection of the clients compliance data records indicated the annual service of the emergency lighting was undertaken on 17/06/22, in accordance with BS 5266.</p>
Ref:	2.3.5	Recommended Action:
Date First Identified:	21/02/23	We recommend a fire logbook is kept within a secured premises information box on site and records held within of testing and servicing of the emergency lighting system in accordance with BS 5266. The client should confirm that monthly functional tests are carried out on the emergency lighting system.
Date of FRA Review:	21/02/23	
Rectify Within: (months)	12	
Budget Cost:	No Cost	



**APPENDIX 2
PREVIOUS FIRE RISK ASSESSMENTS**