



**FIRE RISK ASSESSMENT REVIEW
76, 80-88 & 91 TOM COLLINS HOUSE,
DUNN TERRACE, BYKER,
NEWCASTLE UPON TYNE. NE6 1DB**

FEBRUARY 2023

Reference: TCH/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



CONTENTS

		Page(s)
1	Introduction	1
2	Summary of Significant Findings	4-8
 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	76, 80-88 & 91 Tom Collins House, Dunn Terrace, Byker, Newcastle Upon Tyne. NE6 1DB.
The Surveyor	The Fire Risk Assessment Review was carried out by Ian Cuskin GFireE.
Survey Date	16 th 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 Resilience Risk Management Services 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 unable to access flats 80 and 84, to confirm previously identified issues had been addressed. In addition, we could not access the secured district heating compartment leased to the council on the ground floor.</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	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 review 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 Some issues raised in a previous Fire Risk Assessment are still outstanding and are listed in Appendix 1. Any issues raised during this fire risk assessment review are also listed in Appendix 1.

2.2 Fire Hazards

2.2.1 It was noted there is a pushchair being stored on the means of escape outside of flat 76. We recommend the resident is contacted and requested to keep this item within the dwelling in order to keep the means of escape sterile and safe to use by all.

2.2.2 On the landing up from flat 76, there is exposed wiring on the conduit supplying the emergency lighting unit on the stair. In addition, the directional exit sign has been stuck to the emergency light reducing its effectiveness and giving incorrect directions to the residents. We recommend the wiring defect is addressed and the directional exit sign removed from the emergency light and installed correctly on the wall adjacent to it.

2.2.3 There is an excessive build-up of dried leaves immediately adjacent to the fire exit from the balcony adjacent to flat 84. We recommend these are removed to keep the means of escape sterile.

2.2.4 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.

2.2.5 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 electrical distribution board for



this building is housed within the adjacent Tom Collins House sheltered accommodation. The installation was last subject to inspection and test by a competent person on 07/11/18, and is within the required 5 year required frequency.

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 With the exception of the issues identified within section 2.2.1 and 2.2.3, 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 We were able to gain access to flat 82 on the balcony to assess the specification and action of the door. There are two exits available from the flat exit door. Flat 82 is fitted with an FD60S fire door, fitted with intumescent and cold smoke seals with self-closing device also fitted. The door inspected met the standard required within BS 8214 for timber fire resisting doors.

2.3.3 There is no fire detection within the communal walkways or staircase which is acceptable with this building design. The landlord services room door FD60S, 25A / 4.1) accessed from the communal stair up from flat 91 is fitted with smoke detection. In addition, we were also able to access flat 82 which is fitted with interlinked mains smoke alarms within the hallway and lounge, and heat detection is installed within the kitchen, conforming with BS5839-6 current system requirements. (D1 LD2). Records on site showed the six-month inspection and test was carried out by a competent person on 09/02/23 with the weekly test undertaken on 07/02/23.



2.3.4 There is adequate 3-hour non-maintained emergency lighting installed in appropriate locations throughout the building 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 functional tests and annual full discharge tests which should be detailed in a Fire Logbook. Records show the last annual service and discharge test was carried out on 09/02/23, and the monthly functional test was undertaken on 31/01/23, conforming with the requirements of BS 5266.

2.3.5 It was noted there are numerous issues with the fire exit and directional signage on the means of escape. This is probably due to recent decorating works having been undertaken on the communal areas of the building, with signs removed but not yet reinstated. Amongst the signs which are missing/requiring to be reinstated are:

- General Fire Action notices are required on each floor.
- No directional exit signage on the stairwell outside of flat 80.
- Incorrect exit sign (old type) on the balcony adjacent to flat 80.
- Fire exit sign required above the exit door adjacent to flat 84.
- Landlord services door 25A / 4.1 requires 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.

Written by:


**Ian Cuskin GFireE.
For and on Behalf of Resilience Risk Management Services Ltd
16th February 2023.**




APPENDIX 1
SCHEDULE OF OBSERVATIONS / IMPROVEMENT WORKS

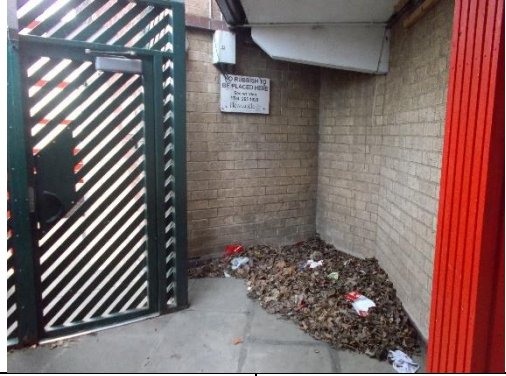


Fire Hazards.

MEDIUM		1
		<p>Assessors Observations:</p> <p>There is a pushchair being stored on the means of escape outside of flat 76.</p>
Ref:	2.2.1	<p>Recommended Action:</p> <p>We recommend the resident is contacted and requested to keep this item within the dwelling in order to keep the means of escape sterile and safe to use by all.</p>
Date First Identified:	16/02/23	
Date of FRA Review:	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	No Cost	


MEDIUM		2
		<p>Assessors Observations:</p> <p>On the landing up from flat 76, there is exposed wiring on the conduit supplying the emergency lighting unit on the stair. In addition, the directional exit sign has been stuck to the emergency light reducing its effectiveness and giving incorrect directions to the residents.</p>
Ref:	2.2.2	<p>Recommended Action:</p> <p>We recommend the wiring defect is addressed and the directional exit sign removed from the emergency light and installed correctly on the wall adjacent to it.</p>
Date First Identified:	16/02/23	
Date of FRA Review:	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£100	



MEDIUM		3
		Assessors Observations: There is an excessive build-up of dried leaves immediately adjacent to the fire exit from the balcony adjacent to flat 84.
Ref:	2.2.3	Recommended Action: We recommend these are removed to keep the means of escape sterile.
Date First Identified:	16/02/23	
Date of FRA Review:	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

LOW		4
No Photo		Assessors Observations: The external communal areas (stairs and walkways) of the property are no smoking areas, however we did not note any 'No Smoking' signage.
Ref:	2.2.7	Recommended Action: We recommend no smoking signage is installed in appropriate locations.
Date First Identified:	16/02/23	
Date of FRA Review:	16/02/23	
Rectify Within: (months)	12	
Budget Cost:	£40	



MEDIUM		5
		<p>Assessors Observations:</p> <p>There are numerous issues with the fire exit and directional signage on the means of escape. This is probably due to recent decorating works having been undertaken on the communal areas of the building, with signs removed but not yet reinstated. Amongst the signs which are missing/requiring to be reinstated are:</p> <ul style="list-style-type: none">• General Fire Action notices are required on each floor.• No directional exit signage on the stairwell outside of flat 80.• Incorrect exit sign (old type) on the balcony adjacent to flat 80.• Fire exit sign required above the exit door adjacent to flat 84.• Landlord services door 25A / 4.1 requires a "fire door keep locked" sign to be attached to the facing side of the door.
Ref:	2.3.5	<p>Recommended Action:</p> <p>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.</p>
Date First Identified:	16/02/23	
Date of FRA Review:	16/02/23	
Rectify Within: (months)	6	
Budget Cost:	£500	



APPENDIX 2
PREVIOUS FIRE RISK ASSESSMENTS