FIRE RISK ASSESSMENT
9-14 THE BROW, BYKER, NEWCASTLE UPON TYNE, NE6 2FL

MARCH 2022

STORM TEMPEST
PROPERTY CONSULTANCY

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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 Brow, Byker, Newcastle Upon Tyne. NE6 2FL.
The Surveyor	The Fire Risk Assessment was carried out by: Ian Cuskin GIFireE.
Survey Date	29th 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, with the exception of the loft space. In addition, there is an external cupboard adjacent to the rear fire exit (suspected of housing the mains electrical supply and distribution system) however; this door could not be accessed.

Revisit	A revisit is not required at this time.

2.0 THE BUILDING

2.1 The Building

The building is a grade II* listed building with Historic England, designed and constructed circa 1969 as part of the iconic Byker development. The building consists of a detached structure arranged in a crescent around a central courtyard with a communal entrance to the centre allowing access to 6 private 2 bedroom apartments and adjoining link houses on each side as part of the same development.

The building is constructed in semi-traditional style with external cavity brick load-bearing walls of up to 3 storeys in height with concrete floors and stairs, a timber framed single pitch roof with a tile covering and Upvc rainwater goods and facia. The building features decorative timber cladding and composite boarding in part, affixed to the external surface of the east face of the building and timber balconies to apartments facing west.

As some sections of the building façade are fitted with cladding to approximately 80% of the external walls, Schedule 1 Section B4(1) of the Building Regulations 2010 requires that: "The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building". The MHCLG guidance recommends the removal or replacement of cladding with that which is EU class A1 or A2-S1 d0; it should be noted that this is advice rather than regulations and should cladding remain on buildings less than 18m in height, then the risks of fire and fire spread must be reduced by controlling combustible items and storage upon them and the prevention of ignition sources. It should also be noted that this building is 3 storeys and approximately 12m in height and therefore is **not** considered to be a Higher Risk Residential Building (10 or more storeys – as defined by the Hackitt Report). Notwithstanding the client should check their records to assess fire safety and compliance with Building Regulations.

We have been informed by Karbon Homes that external wall surveys and subsequent appropriate treatment of combustible cladding is ongoing within the estate, however this may take several

years to complete fully. This building is scheduled for works to be completed in 2025/26.

The means of escape walls are plain plaster and paint providing a class 0 finish.

The central building accessed from the communal entrance leading into the hall and stairs and consists of 6 apartments which are housed in a block of up to 3 floors. Access is via a steel security door from within the enclosed courtyard giving access into the ground floor lobby with direct access to apartments 11 and 14. A fire door housed within a fire resistant glazed screen then opens into the single access stair to the upper floors with a short set of steps down to a rear fire exit.

The first-floor landing leads to a lobby through and fire door within a fire resistant screen where apartments 10 and 13 are directly accessed.

The stairs continue to the second-floor landing where apartments 9 and 12 are located (no fire-resistant lobby).

The electric meters for the flats are externally mounted on the landings within fire resistant enclosures. The front door to each apartment would appear to conform to BS8214 as fire doors (FD30) and are fitted with intumescent strips, cold smoke seals, self-closing devices.

The building has timber double glazed windows throughout and the property also benefits from a communal district central heating system which is generated remotely from the building.

Internally, the apartments are constructed of solid brick compartment walls with plaster skim and internal timber stud walls also with plaster skim.

The building benefits from emergency lighting throughout and has automatic interlinked mains powered fire detection within the apartments only, which are not remotely monitored.

	There is an external cupboard adjacent to the rear fire exit which is accessed via a timber louvre door (suspected of housing the mains electrical supply and distribution system) however; this door could not be accessed.
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, within the roof space, balconies and timber cladding).
- Refuse / combustibles outside of some flats.
- Refuse in communal wheelie bins located in courtyard and remote from building.
- Mains gas supply to the building as some apartments retain legacy live gas supply pipe work (but no gas appliances) with Karbon Homes undertaking annual inspections until Northern Gas Network terminate the supply.

It was noted, outside of flats 10 and 13, as well as flats 9 and 12, residents have left combustible items such as cardboard, timber, bicycle wheels and general refuse. We recommend residents are reminded to remove their unwanted items/refuse from the building to the wheeled bins outside and the means of escape should be kept sterile for the residents' safety.

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.

- Potential for arson, in particular, to the wheelie bins stored within the courtyard and also to the combustible items outside of the flats.
- 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 electrical meters and distribution equipment are individually located outside each property within fire resistant enclosures, and we understand the communal electrical and distribution equipment is located within the electrical cupboard next to the rear fire exit which we were unable to no access.

We recommend the client confirms the landlords electrical supply and distribution system has been subject to a 5-year fixed wiring inspection by a competent engineer.

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 (stairs and landings) 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 and all 6 apartments open directly onto the stairs.

The stairs terminate at the main entrance with a second final exit also available on the ground floor to the rear of the building.

The main front entrance is opened by a press to open facility which is designed to "fail safe to open" in a fire situation. The rear final exit is opened with a single action thumb turn device.

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 (FD30S) with self-closing devices in all locations where required on the common means of escape.

Within the staircase all landing lobby doors would appear to be fire doors (FD30 VP) complete with self-closing devices, intumescent strips and cold smoke seals.

As part of the assessment, the flat entrance doors to number 12 were inspected for specification and action. The flat entrance doors appear to be FD30 fire doors complete with self-closing devices and combined intumescent and cold smoke seals. It was noted, the flat entrance door to number 12 is locked internally via a key. We recommend a thumb turn device is installed, in order to prevent any delay in evacuation in an emergency when searching for keys.

All fire doors inspected appear to be well maintained and conform to BS8214.

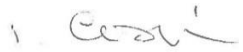
4.3 Fire Compartmentation	The means of escape routes within the building are protected by fire resistant walls, ceilings, and doors, which provide a minimum 30-minute fire protection. These include solid brick walls with a plaster finish, ceilings with plaster skim, and concrete floors. There were no obvious signs of breaches in compartmentation within the common parts of the building. As part of the assessment, flat number 12 was inspected for any obvious breaches in compartmentation. No breaches were found. Windows on the communal stairs open for smoke control.
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 by Karbon Homes 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 means of escape and outside of the main entrance. There were no records available 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 Log Book.

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 is no "Fire Exit" sign above the rear final exit door. Although this is a simple premises with residents familiar with the building, we recommend one such sign is provided. The FD30S SC VP fire doors adjacent to flat 14 and the lobby door adjacent to flats 10 and 13, require "Fire Door Keep Shut signage to be attached to both sides of the doors. 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 and there is CCTV to the premises. The waste bins are stored externally in a dedicated bin storage area away from the building.
5.6 Previous Recommendations	No previous recommendations noted.

Surveyor Ian Cuskin GIFireE

Signed 

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On Behalf of Storm Tempest Ltd

Checked Dave Stilling BSc (Hons) MCIOB, FSIDip, AIFireE, DipFD, CMAPS

Signed 

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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:

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	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

Fire Hazards

MEDIUM	**1**	
		**Assessors Observations:** Outside of flats 10 and 13, as well as flats 9 and 12, residents have left combustible items such as cardboard, timber, bicycle wheels and general refuse.
Date First Identified:	29/03/2022	**Recommended Action:** We recommend residents are reminded to remove their unwanted items/refuse from the building to the wheeled bins outside and the means of escape should be kept sterile for the residents safety.
Date of FRA	29/03/2022	
Rectify Within: (months)	6	
Budget Cost:	No Cost	

LOW	**2**	
No Photo		**Assessors Observations:** We understand the communal electrical and distribution equipment is located within the electrical cupboard next to the rear fire exit which we were unable to access.
Date First Identified:	29/03/2022	**Recommended Action:** We recommend the client confirms the mains electrical supply and distribution system has been subject to a 5-year fixed wiring inspection by a competent engineer.
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

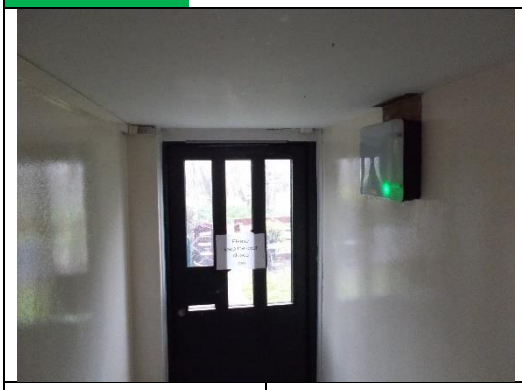
Fire Doors

LOW	3	
No Photo		**Assessors Observations:** The flat entrance door to number 12 is locked internally via a key.
Date First Identified:	29/03/2022	**Recommended Action:** We recommend a thumb turn device is installed, in order to prevent any delay in evacuation in an emergency when searching for keys.
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	£75	

Emergency Lighting

LOW	4	
No Photo		**Assessors Observations:** There were no records available 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.
Date First Identified:	29/03/2022	**Recommended Action:** We recommend the client confirms these tests are being carried out and if not, arrange for them to be undertaken as soon as practicable, in accordance with BS5266.
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	No Cost	

Signage

LOW	5	
		**Assessors Observations:** There is no "Fire Exit" sign above the rear final exit door.
Date First Identified:	29/03/2022	**Recommended Action:** Although this is a simple premises with residents familiar with the building, we recommend one such sign is provided.
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	£10	

LOW	6	
		**Assessors Observations:** The FD30S SC VP fire doors adjacent to flat 14 and the lobby door adjacent to flats 10 and 13, require "Fire Door Keep Shut signage to be attached to both sides of the doors.
Date First Identified:	29/03/2022	**Recommended Action:** As above
Date of FRA	29/03/2022	
Rectify Within: (months)	12	
Budget Cost:	£40	