FIRE RISK ASSESSMENT
1-14 JUBILEE CENTRE, CHARLES STREET, SEAHAM, CO DURHAM, SR7 7SG.

NOVEMBER 2025

STORM TEMPEST
PROPERTY CONSULTANCY

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Prepared for:
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1	Fire Risk Assessment
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1.0 INTRODUCTION

Unique Identifier:	9170352
Client UPRN:	3CHAR1_Ext_Com
The Client:	Believe Housing
Instruction:	This fire risk assessment of the building was undertaken in accordance with an instruction received from Emma Jorgenson, Compliance Manager, Believe Housing.
Responsible Person:	Alan Smith, Chief Executive, Believe Housing
Other Responsible Persons:	Emma Jorgenson, Compliance Manager, Believe Housing.
Competent Person Appointed by Responsible Person:	Storm Tempest Ltd., 3 Apollo Court, Koppers Way, Monkton Business Park South, Hebburn, Tyne and Wear. NE31 2ES.
The Premises / Extent of Site:	1-14 Jubilee Centre, Charles Street, Seaham, Co Durham. SR7 7SG.
Person Responsible for Fire Safety on Premises:	Emma Jorgenson, Compliance Manager, Believe Housing.
Person(s) Consulted:	Visit was unaccompanied
Fire Risk Assessor:	Ian Davison, BSc (Hons), MCIAT, AIFSM, L3CertFRA
Validator:	David Stilling BSc (Hons), MCIOB, CMaPS, AssocRICS, FSIDip, AIFireE, MIFSM, FDIS.
Date of Validation:	24th November 2025
Date of Assessment:	17th November 2025

Date of Previous Fire Risk Assessment:	16/12/24
Is There an Alterations Notice in Force:	No
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.

The Fire Safety Act 2021 amends the RRO in order to clarify that it will also apply to the structure, external walls and any common parts of any building containing two or more domestic premises. This includes the entrance doors to individual flats that open into common parts. It also clarifies that external walls in the order include "doors or windows in those walls" and "anything attached to the exterior of those walls (including balconies)." The Fire Safety (England) Regulations 2022 add additional requirements for multi-occupied residential buildings depending on building height.

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 NFCC 'specialised housing guidance' and 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:

- Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020, 2022 and 2025 amendments.
- BS9999 2017 Code of practice for fire safety in the design, management and use of buildings.
- BS9991 2024 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.
- Home Office Guide – Fire safety in purpose-built blocks of flats.
- Fire Safety Act 2021
- Fire Safety (England) Regulations 2022
- The Building Safety Act 2022, section 156.

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which requires that a risk assessment be carried out.

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.
Fire Risk Assessment Type Undertaken:	A Type 3 Common Parts and Flats (non-destructive) Fire Risk Assessment was carried out.
Recommended Review Period:	The RR(FS)O does not stipulate the required review period for a particular building. It should also be borne in mind that this FRA may cease to be valid when a material alteration takes place, when a significant change occurs in the "given" factors that were taken into account when the FRA was carried out or a significant change in fire precautions occurs. We recommend a review of this type of building on an annual basis.
Recommended Renewal Period:	Not exceeding four years from the date of this fire risk assessment.
Areas / Locations Not Accessed / Inspected & Further Action Required:	All areas accessed. Three flats were partially accessed. Entrance hall only with verbal confirmation of detection level. The fire document box could not be accessed.
Revisit Undertaken:	No
Previous Recommendations:	The client has supplied Storm Tempest with the previous Fire Risk Assessment for these premises. Should there be any recommendations previously identified which are still to be addressed, we will highlight these in Appendix 2.
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.

2.0 THE PREMISES

2.1	Building Use:	Sheltered housing scheme.
2.2	Occupancy Profile:	Persons of 55 years and over.
2.3	Building Location:	1-14 Jubilee Centre, Charles Street, Seaham, Co Durham. SR7 7SG.
2.4	Property Designation:	Purpose Built Sheltered Housing Scheme.
2.5	Approx. Maximum No. of Occupants at Any One Time:	15-28
2.6	Approx. Maximum Nr. of Employees at Any One Time:	4
2.7	Staff / Occupant Ratio During Day:	NA
2.8	Staff / Occupant Ratio During Night:	None. Residents have access to a social alarm system via pull cord intercom with mobile assistance if needed.
2.9	Number, Description & Location of any Non-Ambulant Occupants:	We could not access the fire document box on the day as there was no member of staff on duty. The previous assessment noted one occupant of flat 9 on the first floor has been identified as needing assistance to evacuate due to mobility issues. We can not confirm if there is an action to carry out.
2.10	Any Other Comments:	NA

Occupants Especially at Risk From Fire

2.11	Sleeping Occupants:	1-28
2.12	Occupants in Remote Areas:	Occasional contractors.

2.13	Location of Any Non-Ambulant Occupants:	The previous assessment noted one occupant of flat 9 on the first floor has been identified as needing assistance to evacuate due to mobility issues.
2.14	Young Persons:	No (possible visitors in this category)
2.15	No of Flats / Bedrooms:	14 flats and 1 guest room.
2.16	Year Built:	Circa 1977.
2.17	No of Storeys:	2
2.18	Approximate Floor Area of Each Storey (m^2):	Basement 0 Lower Ground 0 Ground 750 First 550 Second 0 Third 0 Fourth 0
2.19	No. of Floors at Ground Level & Above:	One
2.20	No. of Floors Entirely Below Ground Level:	None
2.21	Floors on which Car Parking is Provided:	None
2.22	Any Other Comments:	The entrance foyer, staff office and common lounge comprise of a single storey extension which links to a detached single two storey former wardens dwelling, which is not considered in this risk assessment.

Construction Details

2.23	Construction:	Cavity wall construction.
2.24	Roof Covering:	Concrete tile

2.25	Roof Structure:	Timber frame mono and semi mono pitch. Flat membrane roof to overhang.
2.26	Roofline Material:	UPVC
2.27	Rainwater Goods:	UPVC
2.28	External Walls:	Brick
2.29	External Wall Finishes:	Barefaced brickwork
2.30	Are There any Existing Spandrel Panels:	UPVC Flat panels on three elevations, beneath windows on all floors.
2.31	Is a fire risk appraisal and assessment of Cladding / External Wall Construction Required:	The building is such that the risk of fire spread up the external wall is sufficiently low that a FRAEW is not considered necessary.
2.32	Is Cladding Type Known to Pose a Major Hazard in The Event of a Fire:	NA There is a small area of cladding above the main entrance door which we consider is low risk.
2.33	Are balconies constructed from combustible materials present:	NA
2.34	Windows:	UPVC
2.35	External Doors:	Aluminium glazed electromagnetic sliding entrance door. UPVC and light gauge steel fire exit doors. Timber louvre boiler house.
2.36	Internal Walls/Finish:	A combination of plastered and painted blockwork and studwork finished in gypsum plaster board with a plaster skim and painted.
2.37	Ground Floor:	Concrete slab.

2.38	Upper Floors:	Block and beam.
2.39	Heating System:	Communal gas fired central heating.
2.40	No of Staircases:	Two
2.41	Passenger Lifts:	One
2.42	Fire Fighting Lifts:	None
2.43	No of Final Exits:	Four plus the main entrance door.
2.44	Car Parking Facilities:	On street parking.
2.45	Access for Fire & Rescue:	Fire service access to the front of the building.
2.46	Does Building Have Lightning Protection:	No
2.47	Any Other Comments:	None

3.0 FIRE HAZARDS

Sources of Fuel

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

3.1	Electrical PVC insulation Throughout:	Yes
3.2	Timber construction materials (in particular, within the roof space):	Yes
3.3	Typical Household Items Within Flats:	Yes
3.4	Refuse Stored Within the Wheelie Bins:	Refuse is stored in a designated area to the east elevation. The wheely bins are migrating towards the wooden canopy. Any ignition of the wheely bins could spread to building igniting the felt / timber lean to canopy and enter the building via the corridor windows. We recommend the bins are stored towards the rear fence away from the canopy and residents are reminded not to store bins under / near to the canopy.
3.5	Gas Boilers / Supply:	Commercial boilers.
3.6	Escape Route:	Clear at time of assessment.
3.7	Dwellings:	It is accepted that there will be sources of fuel located within the individual flats 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 landlord's control and beyond the scope of the regulatory reform order.
3.8	Sources of Oxygen:	Natural airflow through doors and windows etc. There were no chemicals with oxidising agents noted within the property. We are not aware if any residents rely on the use of medical oxygen. However, it is commonly recognised as good practice to provide this

information for the Fire and Rescue Service to warn of the potential hazard to firefighters.

3.9	Any Other Comments:	There are timber and foam furnishings throughout the property within lounges and communal areas. We inspected sample of soft cushioned chairs and were able to locate labelling to confirm that the furnishings conform to the Furniture and furnishing (Fire Safety) Regulations 1988. In the communal room we noted a large volume of books, although this is a fuel source, the building should have a homely feel and is considered low risk due to the fire detection. There is a roll of foam backed carpet in a communal room. We recommend this is removed and stored in an appropriate location as this is an unnecessary fuel source.

Sources of Ignition

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

3.10	Fixed Electrical Wiring Installation – Communal Parts:	Yes
3.11	Fixed Electrical Wiring Installation – Dwellings:	Yes
3.12	Heating Systems:	Gas central heating.
3.13	Portable Heaters:	None within the common parts. 1no. portable heater was observed in the staff office. We do not recommend the use of convector including (fan heaters) heaters as they require: • A clear space around them to work effectively, that must be kept clear of combustible material to ensure they do not overheat, • Anything draped over the heater may cause a fire,

- Obstructed air grilles may cause the heater to overheat and lead to a fire,
- One common location for small electric (fan) heaters is under desks particularly in cramped or untidy workspaces – these may be a potential risk and source of fire, as it is difficult to maintain proper clearances for adequate air flow and other combustible materials which can accidentally fall or be kicked into the area around the heater.

Whilst it is recognised that additional heating may be required by persons during inclement weather, it is recommended that oil filled radiant type heaters are used as they are less likely to be affected by conditions that may cause them to overheat. We recommend the existing heaters are replaced with oil filled type heaters. Failure to do so increases the risk of a fire as described.

3.14	Portable Appliances:	PAT labels were dated June 25 which is till in date.
3.15	Arson:	The risk of an arson attack is considered low. The entrance door is provided with coded access. CCTV is located in the common parts with deterrent signage.
3.16	Hot Works:	There were no hot works taking place at the time of the assessment. The client should ensure that there are adequate procedures in place to control the risk associated with hot works whenever construction works are necessary.
3.17	Smoking:	Smoking is prohibited within the common parts and is reinforced with signage.
3.18	Cooking:	Cooking takes place in individual apartments and a small communal kitchen.
3.19	Housekeeping:	The housekeeping is of a good standard within the common parts.
3.20	Typical Household Items Within flats:	Yes

3.21	Other Significant Sources / Process Hazards:	None
3.22	Any Other Comments:	There is a single point water heater (containing an element) which could be a source of ignition and should be maintained in accordance with the manufacturer's instructions.

4.0 MEANS OF ESCAPE

4.1 The building and means of escape provision have been designed on the assumption that the stairwells, corridors, and lobbies remain sterile.

4.2 Internally:

Means of escape is available from the communal lounge via a simple single width door operated by push pad.

The accommodation corridor on the ground floor serving flats 1-5 traverses north to south and has one final exit within the protected stairwell at the south end of the block with a final exit to the north end. There are cross corridor doors to contain smoke spread at appropriate intervals and an alternative exit via the accommodation corridor to flats 6 and 7.

The first-floor accommodation corridor serving flats 8-12 replicates the ground floor with the omittance of the final exit at the north end. The protected stair provides vertical means of escape to final exit on the south end of the block. There are cross corridor doors to contain smoke spread at appropriate intervals and an alternative exit via the accommodation corridor to flats 13 and 14.

The property was built circa 1977 and predates current building guidelines for sheltered accommodation. A door has been installed to the ground floor corridor opposite flat 7 allowing for a shorter egress route / dead end condition.

Flats 13 and 14 are accessed from the first-floor main accommodation corridor via cross-corridor doors. This corridor runs east-west and terminates in a dead-end. Vertical means of escape is facilitated by the protected stairwell situated at the eastern end of the corridor serving both floors, leading to a final exit point and ultimate place of safety.

With the building being secure and a Grade L1 system in place, we deem the risk as low.

4.3 Externally:

The alternative exit on the ground floor west wing terminates in an enclosed refuse yard.

To consider the exit as a viable means of escape we recommend the client provides an appropriately signed gate. The gate was blocked on

the day by bins. Occupants escaping a fire would have to move bins to get out of the enclosed yard.

4.4 External Escape Stairs: NA

4.5 Disabled Person Egress: NA

4.6 Any Other Comments: None

5.0 COMPARTMENTATION

Fire Doors

5.1 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.

There was no evidence available at the time of the assessment to show that routine in-house inspections of fire precautions, including fire doors, are undertaken. The fire protection measures including, fire doors need to be maintained in good condition and efficient working order. It is therefore necessary, to have in place arrangements for routine inspection, testing and maintenance, a typical check list is provided in the Home Office guide "A guide to making your small block of flats safe from fire". The client has confirmed that the above is undertaken.

5.2 Dwelling Doors: All flats appear to be fitted with fire doors FD30S. 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 FD30S.

We were able to access Apartments 3, 5 & 10 to check the doors for specification and action and noted the doors all appeared to meet the standard as required within BS 8214 for timber fire resisting doors. All were hung on 1½ pair of fire rated hinged, incorporated combined intumescent smoke seals and included outer faced mounted self-close devices. We recommend all flats entrance doors are checked against this standard.

The above doors were assessed, and no obvious issues were noted.

5.3 Communal Doors: The communal doors and cross corridor doors appear to comply with BS8214 and evidence on labelling suggests the doors were installed, maintained and certificated by a third party accredited installer. All doors sampled appeared to be in a good state of repair with the exception of the scooter room. The doors did not meet and close

properly. We recommend that the security device is adjusted allowing the doors to fully close.

Ceilings / Walls / Floors

5.4	Ceilings:	Surface linings of ceilings on circulation spaces met the classifications B-s3, d2 as identified within approved document B of the building Regulations 2019. All ceilings appeared to be finished in a coating system that meets the requirements.
5.5	Walls:	Surface linings of walls on circulation spaces met the classifications B-s3, d2 as identified within approved document B of the building Regulations 2019. All walls appeared to be finished in a coating system that meets the requirements. Boxing containing services run at ceiling height along all lower floor corridors. We were able to check one area which was open and noted a fire stopping label. We recommend the client checks their records to assess whether all areas have been appropriatley stopped and facilitates any actions and then seals all boxings with appropriate fre rated material.
5.6	Floors:	No obvious breaches noted.
5.7	Any Other Comments:	We entered the loft hatch to the dining room area and noted a potential breach where there was a gap between a block wall near the trussed rafter. We recommend that this is filled with appropriate fire rated material matching the wall compartmentation.

6.0 FIRE ALARM AND DETECTION SYSTEM

6.1	System Type - Common Parts:	There is an automatic detection and warning system with a zone plan within the housing scheme that incorporates detectors, sounders, manual call points and a control panel that appears to comply with Grade A L1 BS5839 part 1. The fire alarm system is monitored by an alarm receiver company.
6.2	System Type – Dwellings:	The flats assessed appear to be provided with Grade D1 LD1 coverage to BS5839 part 6.
6.3	Panel Location:	Entrance foyer.
6.4	Zone Plan:	Entrance foyer adjacent to alarm panel.
6.5	Faults:	None indicated on panel.
6.6	Any Other Comments:	The Fire alarm and detection system appears to be linked from the flats to the common parts to support a simultaneous evacuation strategy. The schemes fire alarm system is monitored by a social alarm system connected to an alarm receiver centre. It incorporates pull cord intercom connected to all flats and common parts. We observed a smoke detector in a living room in flat 3 which is above a ceiling fan blade. If the fan is switched on, smoke would not be detected as the airflow would dissipate. We recommend the detector is moved to be minimum of 1m away from the fan. We accept that this may be outside the landlord's control.

7.0 EMERGENCY LIGHTING

7.1	System Type:	3 hour, self-contained, maintained and non-maintained.
7.2	Internal Areas:	Above final exit doors and throughout horizontal and vertical means of escape.
7.3	External Areas:	Above final exits and the reliance on adequate borrowed street lighting.
7.4	Faults:	None
7.5	Any Other Comments:	There was no emergency light in the office. The client should confirm there is enough borrowed light from the windows. If the borrowed lighting is deemed insufficient, then emergency lighting should be provided as BS5266.

8.0 FIRE SAFETY SIGNS & NOTICES

8.1 All signage / instructions that are provided within the premises should be in a form that persons at risk can reasonably be expected to understand. Consideration should be given to those who have disabilities or conditions that may give rise to misunderstanding of the signage, and where required, be multi-lingual.

8.2	Fire Action Notices:	Fire actions notices are installed in prominent positions.
8.3	Directional Signage:	There is adequate provision of signage for a simple layout. We recommend removing redundant signage and providing signage sited in accordance with the relevant standard.
8.4	Final Exits:	Signs are adequate.
8.5	Fire Door Signage:	The following fire signage deficiencies were observed:- ➢ Office – no thumb turn sign. ➢ Laundry – no thumb turn sign. We recommend the above deficiencies are rectified in accordance with BS5499.
8.6	Smoking:	There is an acceptable level of no smoking signage that was observed
8.7	External Exits:	Fire exit keep clear signage is displayed on outer face of doors.
8.8	Assembly Point:	Indicated on fire action notices.
8.9	Any Other Comments:	Appropriate signage is provided for fire extinguishers with the exception of the boiler room. We recommend supplying the correct signage in accordance with BS5306-8. There was a narrow corridor which had a manual call point with no sign (opposite Flat 7). We recommend a manual call point sign as BS EN 54-11.

9.0 MANAGEMENT PROCEDURES

9.1	Fire Loss Experience:	We have not been advised of any fires or near misses at this premises.
9.2	Do Permit to Work Systems Exist:	There was no evidence of any permit to works in the building at the time of the assessment. A permit to work is appropriate in situations of high hazard/risk. The client should ensure that where necessary, there is a formal procedure confirming that a safe system of work is being followed and contractors and maintenance staff observe all fire specific instructions.
9.3	Are Routine in-house Inspections of Fire Precautions Undertaken:	Some evidence is available in the fire document box.
9.4	Is There a Suitably Located Premises Information Box Provided:	Not required.
9.5	Are There Procedures in Place to Keep the Premises Information Box up to Date:	NA
9.6	Any Other Comments:	A fire document box was provided but no key was provided on the day.

Evacuation

9.7	Current Policy:	Simultaneous evacuation.
9.8	Is Current Policy Considered Suitable:	The nature of sheltered schemes is such that over time the number of residents with issues effecting their ability to escape unaided increases. The building was originally designed and built in the 1970s with the principles of RSET (Required Safe Egress Time) in mind to support an assumed stay-put policy which enables a person in a part unaffected by fire to remain in their flat in relative safety. Generally, most sheltered accommodation schemes employ a stay put policy. This is

		achieved by adequate compartmentation and protected means of escape, in conjunction with a comprehensive fire alarm and detection system specified and designed appropriately to support the strategy. To ensure the current suitability of the building for a stay-put strategy, we recommend a thorough survey to assess the adequacy of compartmentation and assesses the specification and design of the fire alarm and detection system. This evaluation will help determine what modifications are necessary to enable a transition to a stay put evacuation policy.
9.9	Personal Emergency Evacuation Plans:	No specific PEEPs were available. There are no permanent staff to manage an evacuation.
9.10	Occupant Communication:	Fire Action notices on display within the premises. Notice board with additional fire safety information.
9.11	Any Other Comments:	Other than the displayed Fire Action notices within the premises, there is no other evidence available regarding communication with the occupants. The Fire Safety (England) Regulations 2022 became law on 23rd January 2023. The regulations require the responsible person to provide all residents, regardless of the height of the building, with 'fire safety instructions' as well as providing these to new residents as soon as reasonably practicable after they move into the premises. The fire safety instructions that must be disseminated are extremely basic, relating to the evacuation strategy (i.e. stay put or simultaneous evacuation), how to report a fire incident. Additionally, specific information must be provided to all residents regarding the safe use of fire doors. It could not be confirmed that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is required to be issued to new residents when they first move in and be reissued annually to all residents. Management should confirm that residents are provided with a copy of the fire safety instruction notice for the premises detailing the evacuation strategy in place, how to report a fire, and what action to take once a fire has occurred. This is required to be issued to new residents when they first move in and be reissued annually to all residents. The client has confirmed the above is undertaken.

Training

9.12	Staff:	As firefighting equipment is provided persons who are expected to use this should be trained in its use. No staff were on site on the day.
9.13	Fire Drills:	Residents within their flats would not normally be expected to take part in fire drills. However, residents should be familiarised with fire evacuation procedures: This includes knowing the fire alarm sound, evacuation routes, and assembly points.
9.14	Any Other Comments:	None

Equipment / Equipment Maintenance

9.15	Fire Alarm & Detection System:	The Fire Alarm and Detection System (FADS) is required to be tested in accordance with BS5839 which requires weekly tests of the call points and six-monthly inspection and testing of the system by a competent contractor. The fire document box could not be accessed on the day. The Fire Alarm and Detection System (FADS) is required to be tested in accordance with BS5839 which requires weekly tests of the call points and six-monthly inspection and testing of the system by a competent contractor. The client should inspect their records to see if the 6-monthly test has been completed and if not facilitate any outstanding tests in accordance with the above. We saw evidence of the weekly inspections, which was dated 12/11/25 and is accordance with the above.
9.16	Emergency Lighting System:	The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook. The fire document box could not be accessed on the day. The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook. The client should inspect their records to see if the annual

		and monthly tests have been completed and if not facilitate any outstanding tests in accordance with the above.
9.17	Passenger Lifts:	We did not witness any documentation to confirm the maintenance schedule of the passenger lift. We recommend the client inspects their records and facilitates any outstanding tests.
9.18	Fire Extinguishers:	Serviced during May 2025.
9.19	Fire Blankets:	Inspected May 2025
9.20	Hose Reels:	None provided
9.21	Fire Fighting Lifts:	None provided
9.22	Heating System:	We noted evidence of gas certificate which was dated 21/03/24 which is now out of date. We recommend the client inspects their records and any outstanding tests are facilitated by a competent person.
9.23	Laundry Equipment:	Service labels were attached to the laundry equipment which had a date of November 2022. The client should inspect their records to check if the maintenance has been completed, if not they should facilitate any outstanding tests. The dryer was in use so could not be checked for lint.
9.24	Evacuation Alert Systems:	None provided
9.25	Automatic Exit Doors:	We did not evidence any documentation to confirm the maintenance schedule for the electronic sliding entry door. The client should check their records and facilitate any outstanding test.
9.26	Electric Hoists:	None provided
9.27	Fixed Electrical Wiring Installation:	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 sampled a number of electric distribution boards and found most were labelled with dates between 20021 and 2025. The distribution board in the staff office was dated November 2013. We recommend the client examines their records to identify when the fixed wiring was last tested and inspected and if found to be out of the periodic schedule, commission an appropriately qualified electrical engineer to conduct the tests and keep all relevant records.
9.28	Portable Appliances:	The Electricity at Work Regulations 1989, states, portable electrical equipment is required to be checked at regular intervals. The length of these intervals depends on the type of equipment. Guidance notes and leaflets are available through 'The Health & Safety Executive'. Maintaining electric equipment in low risk environments (INDG236-REV3). There was evidence to support portable appliance tests have been completed, portable appliances have a test date of June 25.
9.29	Lightning Protection System:	No lightning protection system was identified.
9.30	Any Other Comments:	We recommend the client provides evidence of all equipment maintenance checks in paper or electronic form so that it is available to present to the relevant enforcement authorities if required.

Logbook / Records

9.31	Is a Fire Logbook Available on Site:	The Regulatory Reform (Fire Safety) Order 2005 requires regular checking, maintenance, and repair of fire safety equipment, along with employee training and all associated records. The client must show evidence of all preventative and protective measures, as well as a suitable and sufficient Fire Risk Assessment for full compliance. While paper records are acceptable, electronic copies are recommended for security and accessibility. We were unable to evidence of emergency lighting tests. The keeping of accurate and time-chronicled records is essential to demonstrate that all reasonable precautions and all due diligence has been taken to comply with the requirements of fire safety law. We recommend the client ensures that all the relevant data can be made

		readily available to the enforcing authority should the documentation be required.
9.32	Is Logbook Fully Complete & Legible:	No access to logbook as no staff present.
9.33	Any Other Comments:	None

Security

9.34	CCTV:	Yes
9.35	Access Control:	Yes
9.36	Any Other Comments:	None

Cooperation & Communication

9.37	Other Premises Occupiers:	No
9.38	Occupiers in Adjacent Premises:	There is a linked detached property partially connected to the south elevation which is not subject to this fire risk assessment. It is unlikely to be affected by an incident within the subject property.
9.39	Emergency Services:	County Durham & Darlington Fire & Rescue Service.
9.40	Any Other Comments:	None

Surveyor Ian Davison. BSc (Hons), MCIAT, AIFSM, L3CertFRA.

Signed



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On Behalf of Storm Tempest Ltd

20/11/25

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

Signed



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On Behalf of Storm Tempest Ltd

24/11/25

APPENDIX 1
FIRE RISK ASSESSMENT

FIRE RISK ASSESSMENT

Likelihood of fire occuring	***Potential consequences of fire***		
	Slight Harm	***Moderate harm***	***Extreme harm***
Low	**Trivial**	**Tolerable**	**Moderate**
Medium	**Tolerable**	**Moderate**	**Substantial**
High	**Moderate**	**Substantial**	**Intolerable**

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**	**x**	**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**	**x**	**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:

Moderate 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.)

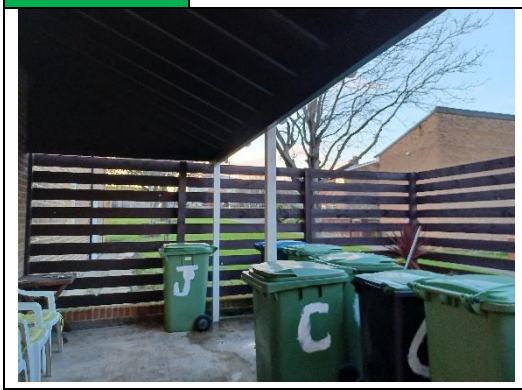
Risk level	Action
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional fire precautions required. However, there might be a need or reasonably practicable improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce 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.

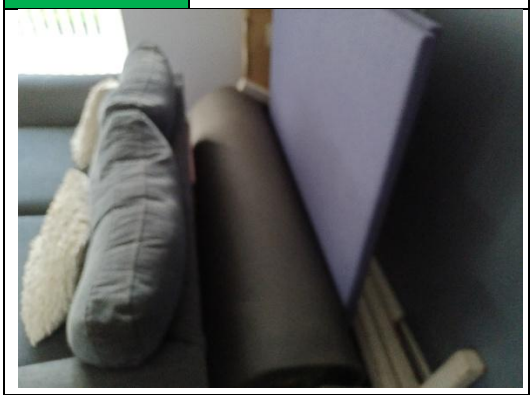
APPENDIX 2
ACTION PLAN

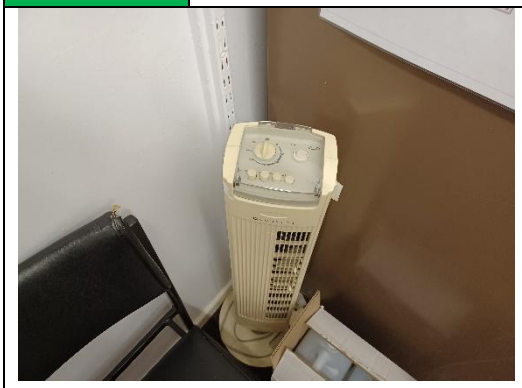
Note:
Severity for each action identified as follows:

Red:	Extreme Harm
Orange:	Moderate Harm
Green:	Slight Harm

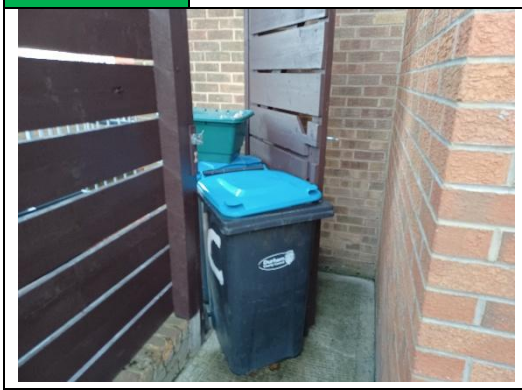
Fire Hazards

LOW	1	
		**Fire Risk Assessors Observations:**
		Refuse is stored in a designated area to the east elevation. The wheely bins are migrating towards the wooden canopy. Any ignition of the wheely bins could spread to the building igniting the felt / timber lean to canopy and enter the building via the corridor windows.
Date First Identified:	16/12/24	**Recommended Action:**
Date of FRA:	17/11/25	We recommend the bins are stored towards the rear fence away from the canopy and residents are reminded not to store bins under / near to the canopy.
Rectify Within: (months)	6	

LOW	2	
		**Fire Risk Assessors Observations:**
		There is a roll of foam backed carpet in a communal room.
Date First Identified:	17/11/25	**Recommended Action:**
Date of FRA:	17/11/25	We recommend this is removed and stored in an appropriate location as this is an unnecessary fuel source.
Rectify Within: (months)	6	

<table>
<tr><td>LOW</td><td>3</td><td></td></tr>
<tr><td colspan="2"></td><td>Fire Risk Assessors Observations:
1no. portal heater was observed in the staff office.
We do not recommend the use of convector including (fan heaters) heaters as they require:
• A clear space around them to work effectively, that must be kept clear of combustible material to ensure they do not overheat,
• Anything draped over the heater may cause a fire,
• Obstructed air grilles may cause the heater to overheat and lead to a fire,
• One common location for small electric (fan) heaters is under desks particularly in cramped or untidy workspaces – these may be a potential risk and source of fire, as it is difficult to maintain proper clearances for adequate air flow and other combustible materials which can accidentally fall or be kicked into the area around the heater.</td></tr>
<tr><td>Date First Identified:</td><td>17/11/25</td><td rowspan="3"><u>Recommended Action:</u>
Whilst it is recognised that additional heating may be required by persons during inclement weather, it is recommended that oil filled radiant type heaters are used as they are less likely to be affected by conditions that may cause them to overheat. We recommend the existing heaters are replaced with oil filled type heaters. Failure to do so increases the risk of a fire as described.</td></tr>
<tr><td>Date of FRA:</td><td>17/11/25</td></tr>
<tr><td>Rectify Within: (months)</td><td>6</td></tr>
</table>

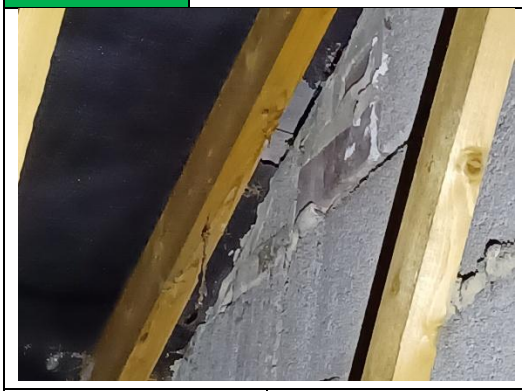
Means of Escape

LOW	4	
		**Fire Risk Assessors Observations:**
		The alternative exit on the ground floor west wing terminates in an enclosed refuse yard.
Date First Identified:	17/11/25	**Recommended Action:**
Date of FRA:	17/11/25	To consider the exit as a viable means of escape we recommend the client provides an appropriately signed gate. The gate was blocked on the day by bins. Occupants escaping a fire would have to move bins to get out of the enclosed yard.
Rectify Within: (months)	6	

MEDIUM	5	
		**Fire Risk Assessors Observations:**
		All doors sampled appeared to be in a good state of repair with the exception of the scooter room.
Date First Identified:	17/11/25	**Recommended Action:**
Date of FRA:	17/11/25	All doors sampled appeared to be in a good state of repair with the exception of the scooter room. The doors did not meet and close properly. We recommend that the security device is adjusted allowing the doors to fully close in accordance with BS8214.
Rectify Within: (months)	3	

Compartmentation

LOW	6	
		**Fire Risk Assessors Observations:** Boxing containing services run at ceiling height along all lower floor corridors. We were able to check one area which was open and noted a fire stopping label.
Date First Identified:	17/11/25	**Recommended Action:** We recommend the client checks their records to assess whether all areas have been appropriatley stopped and facilitates any actions and then seals all boxings with appropriate fre rated material.
Date of FRA:	17/11/25	
Rectify Within: (months)	6	

LOW	7	
		**Fire Risk Assessors Observations:** We entered the loft hatch to the dining room area and noted a potential breach where there was a gap between a block wall near the trussed rafter.
Date First Identified:	17/11/25	**Recommended Action:** We recommend that this is filled with appropriate fire rated material matching the wall compartmentation.
Date of FRA:	17/11/25	
Rectify Within: (months)	6	

Fire Detection and Alarm System

LOW	8	
No photo		**Fire Risk Assessors Observations:** There was no emergency light in the office. The client should confirm there is enough borrowed light from the windows.
Date First Identified:	17/11/25	**Recommended Action:** If the borrowed lighting is deemed insufficient, then emergency lighting should be provided as BS5266.
Date of FRA:	17/11/25	
Rectify Within: (months)	6	

LOW	9	
		**Fire Risk Assessors Observations:** We observed a smoke detector in a living room in flat 3 which is above a ceiling fan blade. If the fan is switched on, smoke would not be detected as the airflow would dissipate.
Date First Identified:	17/11/25	**Recommended Action:** We recommend the detector is moved to be minimum of 1m away from the fan. We accept that this may be outside the landlord's control.
Date of FRA:	17/11/25	
Rectify Within: (months)	6	

Fire Safety Signs & Notices

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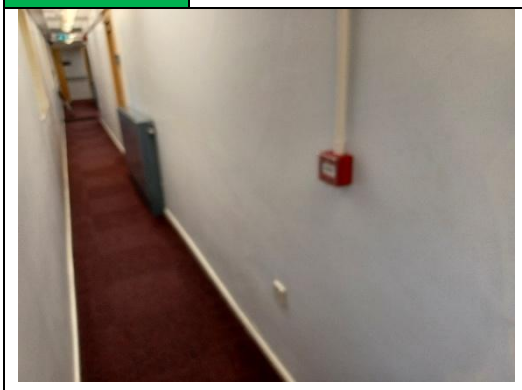
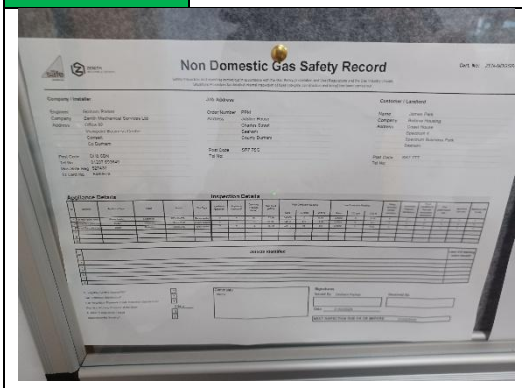
<tr><td colspan="2">LOW</td><td>10</td><td></td></tr>
<tr><td colspan="3"></td><td>Fire Risk Assessors Observations:
The following fire signage deficiencies were observed:-

➢ Office – no thumb turn sign.
➢ Laundry – no thumb turn sign.
➢ Narrow corridor – no manual call point sign.
➢ Plant room – no portable fire extinguisher sign & no fire action notice sign.

We recommend the above deficiencies are rectified in accordance with the relevant British standards as noted in Section 8.</td></tr>
<tr><td colspan="2">Date First Identified:</td><td>17/11/25</td><td rowspan="3"><u>Recommended Action:</u>
We recommend providing the correct signage and siting in accordance with the relevant standard.</td></tr>
<tr><td colspan="2">Date of FRA:</td><td>17/11/25</td></tr>
<tr><td colspan="2">Rectify Within: (months)</td><td>6</td></tr>
</table>

Management Procedures

LOW	11	
No photo		**Fire Risk Assessors Observations:** The fire document box could not be accessed on the day. The emergency lighting is required to be tested and maintained in accordance with BS5266 which requires monthly short duration tests and annual full discharge tests which should be detailed in a Fire Logbook.
Date First Identified:	17/11/25	**Recommended Action:** The client should inspect their records to see if the annual and monthly tests have been completed and if not facilitate any outstanding tests in accordance with the above.
Date of FRA:	17/11/25	
Rectify Within: (months)	6	

LOW	12	
		**Fire Risk Assessors Observations:** We noted evidence of gas certificate which was dated 21/03/24 which is now out of date.
Date First Identified:	17/11/25	**Recommended Action:** We recommend the client inspects their records and any outstanding tests are facilitated by a competent person.
Date of FRA:	17/11/25	
Rectify Within: (months)	6	

<table>
<tr><td colspan="2">LOW</td><td>13</td><td></td></tr>
<tr><td colspan="3" rowspan="2">No photo</td><td>Fire Risk Assessors Observations:</td></tr>
<tr><td>We sampled a number of electric distribution boards and found most were labelled with dates between 20021 and 2025. The distribution board in the staff office was dated November 2013.</td></tr>
<tr><td>Date First Identified:</td><td>17/11/25</td><td rowspan="3">Recommended Action:
We recommend the client examines their records to identify when the fixed wiring was last tested and inspected and if found to be out of the periodic schedule, commission an appropriately qualified electrical engineer to conduct the tests and keep all relevant records.</td></tr>
<tr><td>Date of FRA:</td><td>17/11/25</td></tr>
<tr><td>Rectify Within: (months)</td><td>6</td></tr>
</table>

<table>
<tr><td colspan="2">LOW</td><td>14</td><td></td></tr>
<tr><td colspan="3" rowspan="2"></td><td>Fire Risk Assessors Observations:</td></tr>
<tr><td>The building was originally designed and built in the 1970s with the principles of RSET (Required Safe Egress Time) in mind to support an assumed stay-put policy which enables a person in a part unaffected by fire to remain in their flat in relative safety. Generally, most sheltered accommodation schemes employ a stay put policy. This is achieved by adequate compartmentation and protected means of escape, in conjunction with a comprehensive fire alarm and detection system specified and designed appropriately to support the strategy.</td></tr>
<tr><td>Date First Identified:</td><td>16/12/24</td><td rowspan="3">Recommended Action:
To ensure the current suitability of the building for a stay-put strategy, we recommend a thorough survey to assess the adequacy of compartmentation and assesses the specification and design of the fire alarm and detection system. This evaluation will help determine what modifications are necessary to enable a transition to a stay put evacuation policy.</td></tr>
<tr><td>Date of FRA:</td><td>17/11/25</td></tr>
<tr><td>Rectify Within: (months)</td><td>6</td></tr>
</table>