

Survey Address:	(42102) - COMMUNAL 1-7 Mascot House, COMMUNAL 1-7 Mascot House, 131 Westgate Road, , NE1 4AG
Type of Fire Risk Assessment carried out:	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Stu Simpson
Survey Date:	29/08/2025
Type of Premises:	<p>Mascot House is an eight -storey high-rise block of flats built as public housing. The client group is the Chinese community, and residents are over 60 years old. The block has been the subject of several improvement and renovation refurbishments over the years and has just completed major renovations with the fitting of a Sprinkler system to flats and the communal area and complete renovation of all flats. This work has also enabled further compartmentation work between flats in communal corridors and to the lift shaft. New one hour fire doors have been fitted throughout Mascot House, which contains 31 flats. The maximum occupancy is around 40 persons. The ground floor consists of a main front entrance with security control leading into a foyer area where access is afforded to the two lifts, both staircases, the community room, and the bin store. There is also an office, male, female, and disabled toilets and a laundry. Floors one to seven are dedicated to dwelling flats, each floor containing five flats except floor seven. Each floor contains electrical and mechanical service risers in each stair protected by fire resisting construction. An independent water suppression 'Firestop' system protects the refuse bins on the ground floor. The ground floor community room has an independent access door and additional fire exit doors. The community room contains a small kitchen.</p> <p>There is a car park and gardens to the rear of the building and the sprinkler pump house is located in this area. The building is served by two internal staircases which are fully protected throughout their height by fire resisting construction. The two stairs are at the extremities of the building and are connected by a corridor on each floor. The distance between the stairs and access to the nearest stair from all flats is within the maximum allowable for an undivided corridor and conforms to approved guidance. Stair 1 is a firefighting stair with a dry riser outlet positioned in the staircase enclosure at all levels. A mechanical smoke</p>



extraction system is provided in stair 1 and stair 2 as well as the flat corridors on all levels. Inlet replacement air is provided at ground floor level through the use of automatic louvres fitted into the final exit doors at the base of each stair. The upper floors are served by two lifts, which are housed in the flat access corridor. Both lifts serve all floors. The lifts have a facility to be controlled by the FRS but are not fire-fighting lifts. The lift shaft is provided with natural ventilation. The building is protected by fire alarm systems that cover the common areas as well as the individual flats. There is also a domestic sprinkler system installed within the premises.

Use of Premises: Supported Scheme

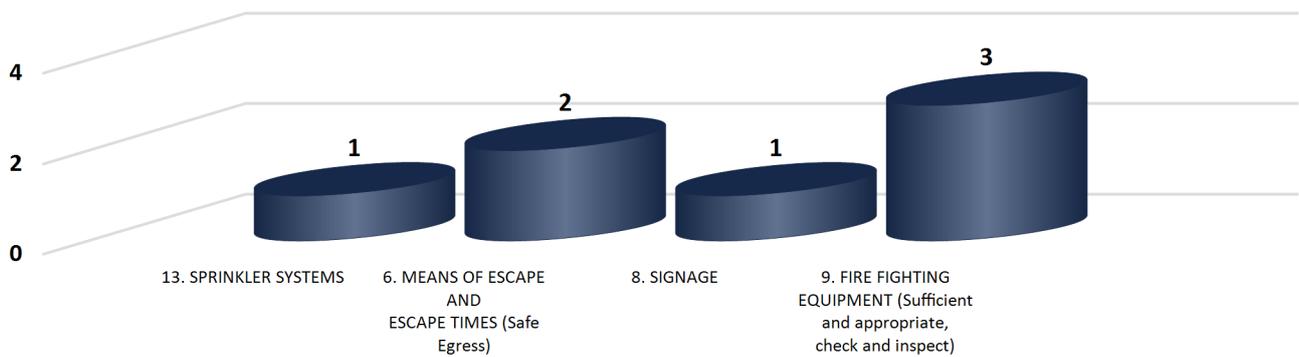
Number of Floors: 7

Relevant Legislation: Regulatory Reform (Fire Safety) Order 2005 including Fire Safety Act 2021

Enforcing Authority: Tyne and Wear Fire and Rescue Service

Action Findings	Number of High Priority Actions 24 Hours	0
	Number of Medium Priority Actions 7 Days	0
	Number of Medium Priority Actions 28 Days	1
	Number of Medium Priority Actions 60 Days	6
	Number of Low Priority Actions 180 Days	0

Fire Risk Assessment Actions



Fire Risk Matrix				Severity of harm				
				Negligible	Slight	Moderate	Severe	Major
				1	2	3	4	5
				Virtually no damage, very localized	Limited damage, no risk to life safety	Some fire and smoke damage, possibility of fire spread, 'controlled' danger	Likely fire or smoke spread, potential danger to personnel and property	Probable building loss, significant and immediate danger to personnel.
Likely hood of fire	Improbable	1	Very little combustible materials, no obvious sources of ignition	1: LOW	2: LOW	3: LOW	4: LOW	5: MEDIUM
	Remote	2	Some combustible materials, no obvious sources of ignition	2: LOW	4: LOW	6: MEDIUM	8: MEDIUM	10: MEDIUM
	Possible	3	Combustible materials, possible sources of ignition	3: LOW	6: MEDIUM	9: MEDIUM	12: HIGH	15: HIGH
	Probable	4	A large source of combustible materials, likely sources of ignition	4: LOW	8: MEDIUM	12: HIGH	16: HIGH	20: EXTREME
	Highly probable	5	Large sources of combustible materials and/or multiple sources of ignition.	5: MEDIUM	10: MEDIUM	15: HIGH	20: EXTREME -	25: EXTREME