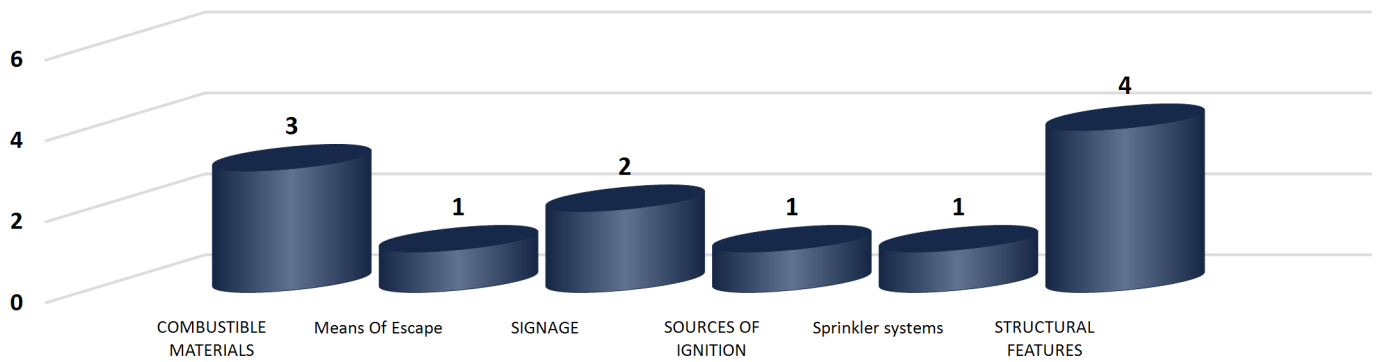
HS 019 FIRE RISK ASSESSMENT RECORD FORM

Survey Address:	(42897) - COMMUNAL 1-146 Dawson House, COMMUNAL 1-146 Dawson House, Queensway, , TS23 2PA
Type of Fire Risk Assessment carried out:	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Barry Waller
Survey Date:	09/09/2024
Type of Premises:	Type of Building/Premises: The block is of concrete construction built on a uniform cylindrical footprint. The flats are located around a central core that contains the lifts. The building has concrete slab floors and walls and would have been built on the principle of each flat providing a 60-minute fire compartment; the staircases would be a 120-minute firefighting shaft, also of concrete construction, although this is a non-intrusive report and tests have not been carried out at this time to verify the periods of fire resistance. The external walls of the block are of a reinforced concrete design with a significant percentage of the external façade dedicated to windows. The building does not appear to have had any additional exterior cladding applied to it. An open carpark surrounds the building at ground floor level and at basement level with carparking spaces provided beneath the accommodation block.
Use of Premises:	Dawson House is a fifteen-storey tower block built as public housing. This block has been the subject of several improvements and renovations over the years. Dawson House contains 89 flats with a mix of one and two bedroom units. The maximum occupancy is around 140 persons. The ground floor consists of a security-controlled entrance door which leads into a lift lobby area with a small office, cleaners' cupboard and unisex toilet leading off it. Two fire doors give access to fire protected corridors containing in total five residential flats. A further door at the end of each corridor leads to stairs that descends to the basement level exit doors. Floors one to fourteen are dedicated to dwelling flats with each floor containing six flats with three flats leading off each of the two fire protected corridors. The flat corridors are accessed via the lift lobby. Each corridor has access to a means of escape stair. All flat corridors each contain a room with a refuse chute which is fully ventilated. The chute room contains a metal chute with Hardall SPC (smoke proof construction)

	chute hopper doors company certified to 90 minutes fire resistance. The chute is protected by a fire shutter at its base where the refuse is discharged into the waste bin. A 'Fire Stop' water mist system protects the bin area. The electrical services are also contained within this room. A mechanical services cupboard is positioned opposite the refuse chute rooms. Each floor also contains a dry riser outlet box. The top floor contains the lift room and water tanks. All areas at basement level are accessed from the outside of the building and the areas are; the boiler room, two bin rooms and main electrical switch room. There is an electric back-up generator sited within the lower-level carpark. The building is served by two internal staircases which are fully protected throughout their height by fire resisting construction. The staircases are designed in a 'scissor' configuration. All floors have access to both staircases and are accessed via the protected flat corridors on each level. The upper floors are served by two lifts which are housed in an access lobby, one serving odd numbered floors and the other serving even numbered floors with floor fourteen serviced by both lifts. The lifts have a facility to be controlled by the FRS but are not fire-fighting lifts. There is no ventilation provided to the flat corridors or escape stairs. This system is currently under review. The building is protected by fire alarm systems that cover the common areas as well as the individual flats.
Number of Floors:	15
Relevant Legislation:	Regulatory Reform (Fire Safety) Order 2005
Enforcing Authority:	Cleveland

Action Findings	**Number of High Priority Actions 24 Hours**	**1**
	Number of Medium Priority Actions 7 Days	**4**
	Number of Medium Priority Actions 28 Days	**7**
	Number of Medium Priority Actions 60 Days	**0**
	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