HS 019 FIRE RISK ASSESSMENT RECORD FORM

Survey Address:	(42273) - COMMUNAL 1-156 Glastonbury House, COMMUNAL 1-156 Glastonbury House, Lindisfarne Road, Middlesbrough, TS3 0LG
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:	22/01/2024
Type of Premises:	Glastonbury House is a sixteen-storey tower block built as public housing and is dedicated to housing the over fifty-five-year-old age group. This block has been the subject of several improvements and renovations over the years. The building is served by one internal staircase which is fully protected throughout its height by fire resisting construction and is accessed via a protected ventilated lobby at each floor level. The upper floors are served by two lifts which are housed in the flat access corridor, one serving odd numbered floors and the other serving even numbered floors. The lifts have a facility to be controlled by the FRS but are not fire-fighting lifts. Ventilation of the stair is provided by an Automatic Openable Vent (AOV) in the form of a window providing natural ventilation at high level in the stairwell, the staircase lobby is ventilated on all upper floors by AOV windows. The corridors serving the flats are also provided with manual openable windows. The building is protected by a fully analogue addressable fire alarm system to BS5839 Pt 1 L2 standard that covers all areas of the building.

Use of Premises:	Glastonbury House contains 91 flats with a mix of one and two bedroom units. The maximum occupancy is around 100 persons. The ground floor consists of a concierge office, a two-bedroom flat, laundry and store rooms. There is also a bin store and a room containing storage areas for tenants. Adjoining the building is a single storey extension with a communal meeting room and kitchen together with toilets. The kitchen is separated from the remainder of the building by fire resisting construction including a fire shutter that drops on activation of the fire alarm. There is a front and rear entrance (both with security control) and an entrance and exits from the communal meeting room area. Floors one to fifteen are dedicated to dwelling flats, each floor containing six flats. Each floor also contains an electrical services riser and a mechanical services riser which is also the location of the dry riser outlets. A bin chute room is located on all floors accessed from the protected lobby. 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. A lift motor room is housed at the head of the staircase.
Number of Floors:	16
Relevant Legislation:	Regulatory Reform (Fire Safety) Order 2005
Enforcing Authority:	Cleveland

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	**0**
	Number of Medium Priority Actions 60 Days	**0**
	Number of Low Priority Actions 180 Days	**0**

Fire Risk Assessment Actions

No Data Available

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