

<b>Survey Address:</b>	(42899) - COMMUNAL 1-67 Melsonby Court, COMMUNAL 1-67 Melsonby Court, Low Grange Avenue, , TS23 3PJ
<b>Type of Fire Risk Assessment carried out:</b>	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
<b>Responsible Person:</b>	Thirteen Group
<b>Competent Surveyor:</b>	Les Jones
<b>Survey Date:</b>	02/01/2024



**Type of Premises:**

Melsonby Court is one of two eleven-storey tower blocks built as public housing on this site. The blocks have been the subject of several improvement and renovation refurbishments over the years.

Melsonby Court contains 66 flats with a mix of one and two bedroom units. The maximum occupancy is around 100 persons. The ground floor consists of a front and rear entrance (both with security control), an office, disabled toilet, bin store and service areas.

There is an intermediate floor between the ground and first floors referred to as 'Halfway House' which also contains services. Floors one to eleven are dedicated to dwelling flats, each floor containing six flats and each has a storage cupboard protected by fire resisting construction off the communal corridor area. 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 corridor serving the flats. The chute room is ventilated and 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 lift motor room is housed on the roof of the building.

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 AOV's within windows at each level, capable of operating independently of each other. The building is protected by fire alarm systems that cover the common areas as well as the individual flats. A residential sprinkler system has recently been added.

**Use of Premises:**

General needs flats

**Number of Floors:**

11

**Relevant Legislation:**

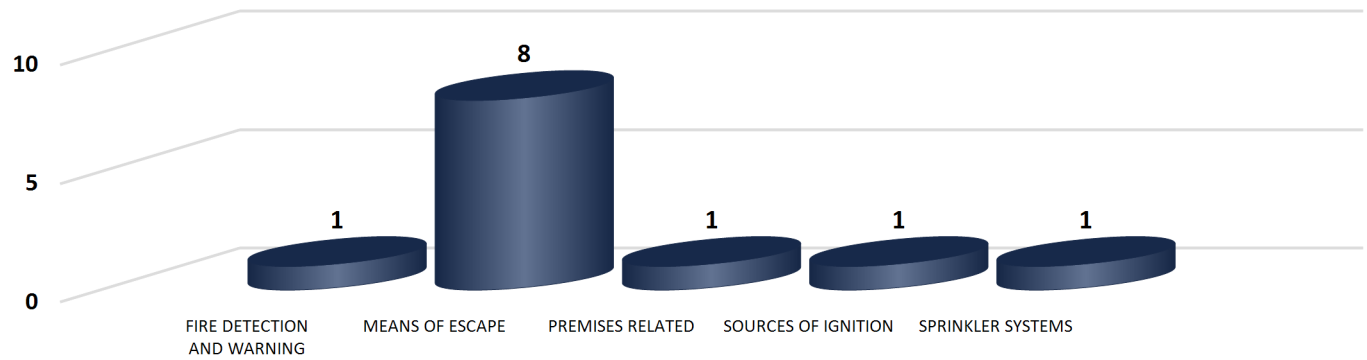
Regulatory Reform (Fire Safety ) Order 2005

**Enforcing Authority:**

Cleveland Fire Brigade

<b>Action Findings</b>	<b>Number of High Priority Actions 24 Hours</b>	<b>0</b>
	<b>Number of Medium Priority Actions 7 Days</b>	<b>0</b>
	<b>Number of Medium Priority Actions 28 Days</b>	<b>9</b>
	<b>Number of Medium Priority Actions 60 Days</b>	<b>3</b>
	<b>Number of Low Priority Actions 180 Days</b>	<b>0</b>

Fire Risk Assessment Actions



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