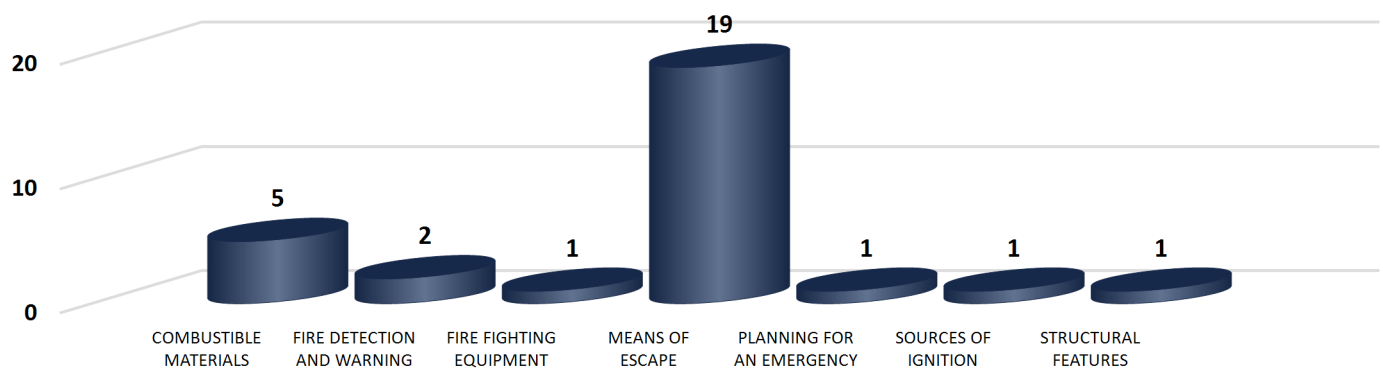




Survey Address:	(42900) - COMMUNAL 11-168 Nolan House, COMMUNAL 11-168 Nolan House, Alma Street, , TS18 2AX
Type of Fire Risk Assessment carried out:	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Les Jones
Survey Date:	18/01/2024
Type of Premises:	High rise
Use of Premises:	<p>Nolan House is one of two seventeen-story tower blocks built as public housing by George Wimpey Co. Ltd for the former Teesside County Borough Council in 1971. The blocks have been subject to several programmes of improvement in the intervening years including Nolan House being externally clad in a rain-screen product.</p> <p>This block and its sister block Hume House each contain 128 dwellings and consist of a ground floor with communal lounge and scooter store along with boiler room, bin store, laundry and large lift lobby. The 16 residential floors extend above the ground floor with eight flats on each floor, all are served by two lifts, one serving odd numbered floors and the other serving even numbers.</p> <p>The building is a single stair building with lobby protection at all levels. Ventilation of the stair is provided by a natural Automatic Openable Vent (AOV) at high level in the stairwell, the staircase lobby is ventilated on all upper floors by AOV's</p> <p>The lift lobby is ventilated by mechanical means via a grill at ceiling level which extracts smoke via ducting in the store cupboard corridor to the external wall of the building.</p> <p>Each flat has a dedicated store cupboard in a separate corridor protected by a fire door. A bin chute room is located on all floors accessed from the protected corridor via a lobby which also contains the electrical intake for each floor. The chute room is ventilated and contains a metal chute with Hardall SPC (smoke proof construction) chute hopper doors certified to 90 minutes fire resistance and provided with grills which close upon alarm actuation.</p> <p>A separate office, formerly a doctor's surgery, now occupied by Unison is located on the ground floor. This office has its own dedicated entrance and does not rely on access from the block.</p>
Number of Floors:	16
Relevant Legislation:	Regulatory Reform (Fire Safety) Order 2005
Enforcing Authority:	Cleveland Fire Brigade

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	29
	Number of Medium Priority Actions 60 Days	1
	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