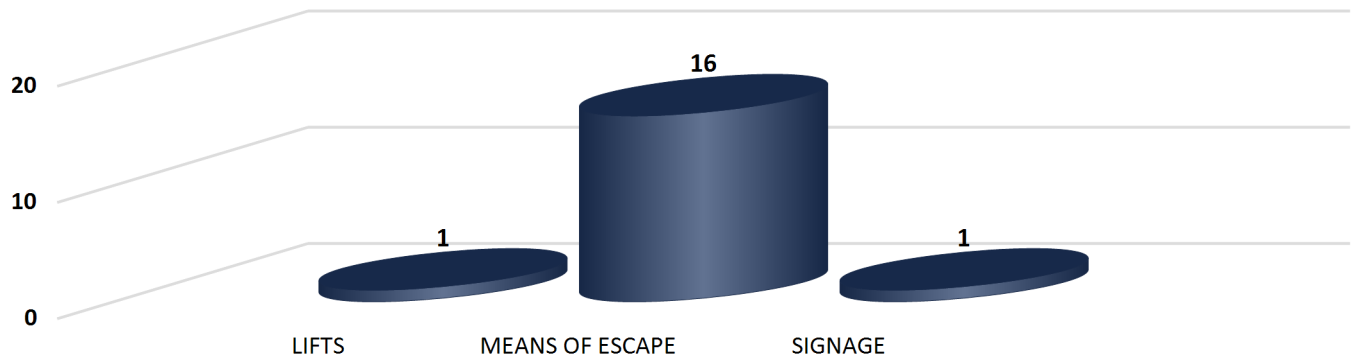


<b>Survey Address:</b>	(42898) - COMMUNAL 1-67 Prior Court, COMMUNAL 1-67 Prior Court, Low Grange Avenue, Stockton-on-Tees, TS23 3PL
<b>Type of Fire Risk Assessment carried out:</b>	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
<b>Responsible Person:</b>	Thirteen Group
<b>Competent Surveyor:</b>	Les Jones
<b>Survey Date:</b>	07/03/2024
<b>Type of Premises:</b>	<p>Prior Court is one of two thirteen-story tower blocks built as public housing. The blocks have been subject to several programmes of improvement in the intervening years.</p> <p>This block contains 128 dwellings and consist of a ground floor with communal lounge, external bin store and large lift lobby. The 11 residential floors extend above the ground floor with six flats on each floor, all are served by one of 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 The lift lobby is ventilated by mechanical means via a grill at ceiling level which extracts</p> <p>smoke via ducting in the store cupboard corridor to the external wall of the building. Each flat has an electrical cupboard and tenant store cupboards. A bin chute room is located on all floors accessed from the protected corridor . 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</p>
<b>Use of Premises:</b>	General needs flats
<b>Number of Floors:</b>	11
<b>Relevant Legislation:</b>	Regulatory Reform (Fire Safety ) Order 2005
<b>Enforcing Authority:</b>	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>17</b>
	<b>Number of Medium Priority Actions 60 Days</b>	<b>1</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>