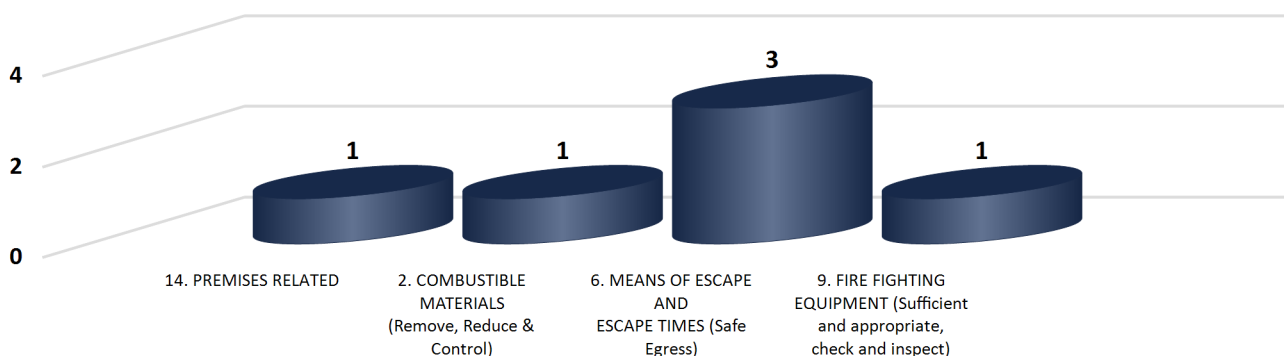


Survey Address:	(42894) - COMMUNAL 1-75 Kennedy Gardens, COMMUNAL 1-75 Kennedy Gardens, Billingham, , TS23 3RF
Type of Fire Risk Assessment carried out:	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Stu Simpson
Survey Date:	28/05/2026
Type of Premises:	This is an 11 storey tower block and has been subject to several improvements over the years. The block contains 79 flats with a mix of 1, 2, and 3 bedroom units. Maximum occupancy is around 130 persons. The ground floor consists of front and rear entrances and a side exit at the base of the escape stair. An additional exit is provided at 1st floor level from a second staircase. \n\nThere is also a communal room, cycle store, bin store, and service areas. Five flats are located on the ground floor, eight flats on each of floors 1 to 9, and two flats on floor 10 along with the lift motor room. Each floor has mechanical and electrical service risers protected by fire resisting construction, and a bin room with chute is provided on each floor.\n\nThe chute room is ventilated and contains a Hardall SPC chute hopper door with certified 90 mins fire construction. The chute is protected by a fire shutter at its base.
Use of Premises:	General needs flats
Number of Floors:	11
Relevant Legislation:	Regulatory Reform (Fire Safety) Order 2005 including Fire Safety Act 2021
Enforcing Authority:	Cleveland Fire Authority.



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	6
	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