

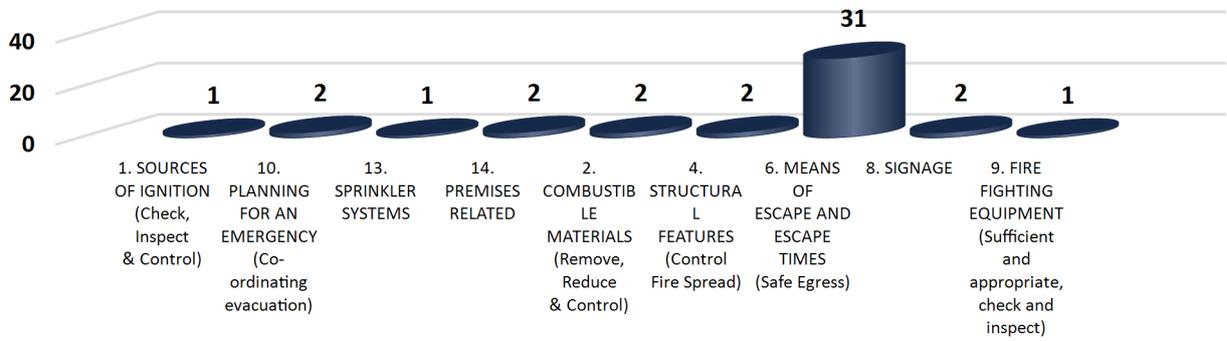
Survey Address:	(42900) - COMMUNAL 11-168 Nolan House, COMMUNAL 11-168 Nolan House, Alma Street, , TS18 2AX
Type of Fire Risk Assessment carried out:	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Phill Jukes
Survey Date:	29/01/2026
Type of Premises:	<p>Nolan House is one of two seventeen-story tower blocks built for residential use 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 Hume House being externally clad in a rain-screen product. This block and its sister block Hume House each contain 128 dwellings and consist of a mix of one - and two bedroom units. The maximum occupancy is approximately 175 persons. The ground floor encompasses a communal lounge and scooter store along with a boiler room, bin store, laundry, and large lift lobby. The sixteen floors extend above the ground floor are dedicated to residential use. A lift motor room is provided at the roof level with plant and equipment also on the roof. The building is served by one internal staircase with lobby protection at all levels. 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. Ventilation of the stair is provided by a natural Automatic Openable Vent (AOV) at a 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 Louvre at the opposite end to the AOV window which extracts smoke via ducting to a fan on the roof, fire door to the protected lobby is calibrated to open on activation and when the extract fan operates. Each floor contains eight flats, an electrical services riser cupboard protected by a fire door, a mechanical services riser, and a dry riser outlet. In addition, there is also a dedicated store cupboard, protected by a door and a bin chute room. Each chute room contains a metal chute with smoke proof construction chute hopper doors certified to 90 minutes fire resistance. 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>
Use of Premises:	General needs flats



Number of Floors:	16
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	9
	Number of Medium Priority Actions 60 Days	30
	Number of Low Priority Actions 180 Days	5

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