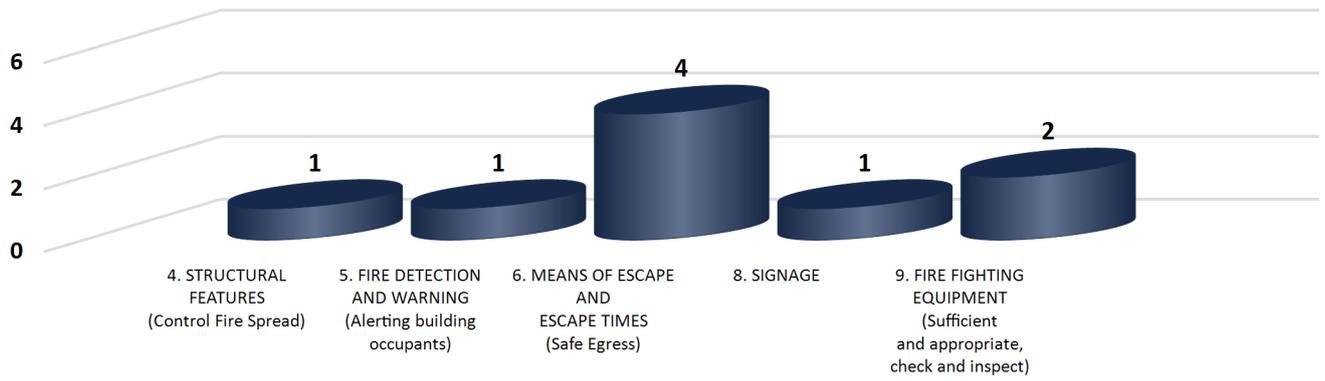


Survey Address:	(42899) - COMMUNAL 1-67 Melsonby Court, COMMUNAL 1-67 Melsonby Court, Low Grange Avenue, , TS23 3PJ
Type of Fire Risk Assessment carried out:	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Stu Simpson
Survey Date:	15/10/2025
Type of Premises:	Melsonby Court consists of ground floor, eleven upper storeys with residential accommodation and roof level plant rooms. The block has been subject to several programmes of improvement renovation refurbishments since erected. This block contains sixty-six flats with a mix of one and two bedroom units. The maximum occupancy is approximately 120. The ground floor includes a communal lounge, external plant room, bin store, dry riser inlet, and lift lobby. Each upper floor contains six flats, an electrical services cupboard protected by a fire door, a dry riser outlet and sprinkler isolation cupboard, and dedicated tenant store cupboards protected by a fire door. A bin chute room is located on each floor accessed by a fire door. Each chute room contains a metal chute with smoke proof construction chute hopper doors certified to 90 minutes fire resistance. 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. Ventilation of the stairwell is provided by a natural Automatic Openable Vent at high level in the stairwell, the staircase lobby is ventilated on all upper floors by AOV's. All flats are served by two lifts, one serving odd numbered floors and the other serving even numbers. Lifts are ventilated at the top of the lift shaft and through grills within the walls of the lift motor room at roof level. The building is protected by a fully analogue addressable fire alarm system to BS5839 Pt 1 L2 standard that covers all areas of the building.
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	1
	Number of Medium Priority Actions 60 Days	7
	Number of Low Priority Actions 180 Days	1

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