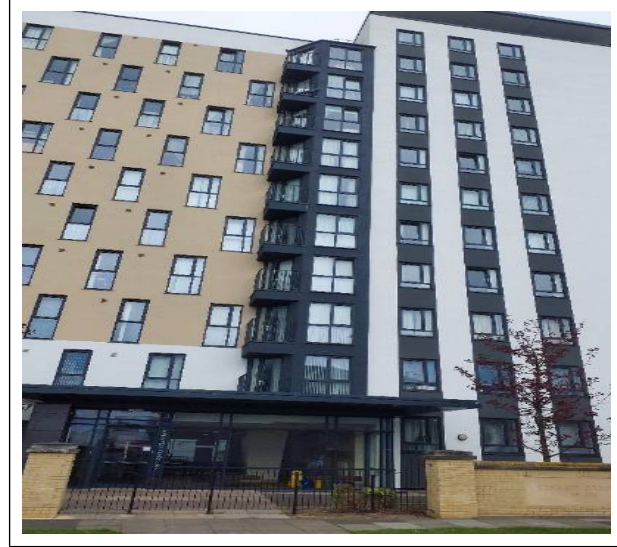
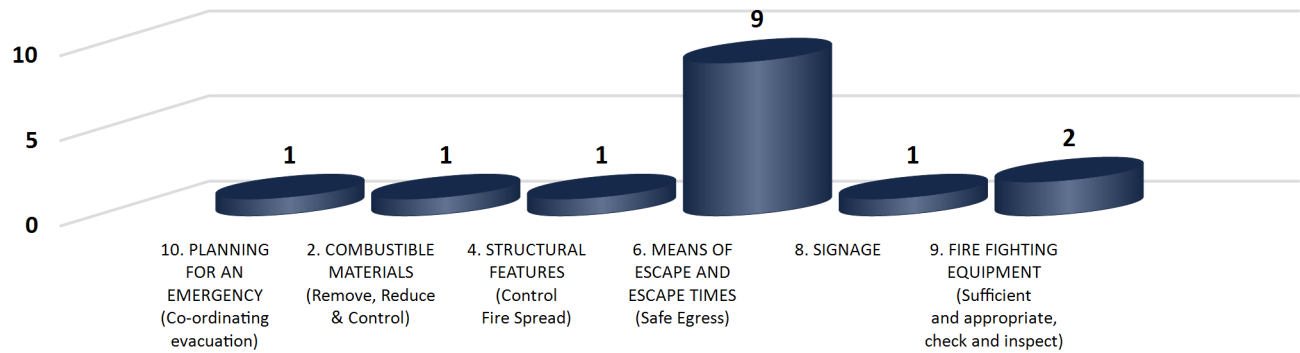




Survey Address:	(42893) - COMMUNAL 151-225 Kennedy Gardens, COMMUNAL 151-225 Kennedy Gardens, Billingham, , TS23 3RJ
Type of Fire Risk Assessment carried out:	Type 4 Fire Risk Assessment: Common parts and flats (destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Stu Simpson
Survey Date:	27/04/2026
Type of Premises:	Kennedy Gardens (Block 3) contains 79 flats with a mix of one, two and three bedroom units. The maximum occupancy is around 130 persons. The ground floor consists of a main front and rear entrance (both with security control), additional side exits at ground and first floor, a communal room, disabled toilet, bin store, cycle store and mobility scooter and service areas. The five flats on the ground floor all have independent means of escape directly to the outside. Floors one to nine are dedicated to dwellings and the 10th floor has two flats a lift motor room and access to the roof level services. The building is served by two internal staircases which are fully protected throughout their height by fire resisting construction. The two stairs are at the extremities of the building and are connected by a corridor on each floor. The corridors have automatic mechanical ventilation. The stair adjacent to the lifts is a fire-fighting stair with a dry riser outlet positioned in the staircase enclosure. An automatic openable vent (AOV) is provided at the head of this stair ventilated by natural air currents. The alternative escape stair also has an AOV at the head of the stair. This stair terminates at first floor level and an external escape stair completes the escape route to the ground floor. Adjacent to the doors to this stair on all levels are openable vents that provide inlet air for the mechanical extraction from the corridor. The upper floors are served by two lifts which are housed in the flat access corridor adjacent to the fire-fighting lift, one serving odd numbered floors and the other serving even numbered floors. The lifts are not fire-fighting lifts. The lift shaft is provided with ventilation at its head. The building is protected by fire alarm systems that cover the common areas as well as the individual flats. A residential sprinkler system has been added to the block
Use of Premises:	General needs flats for Thirteen's tenants and leaseholders.
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	2
	Number of Medium Priority Actions 60 Days	13
	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