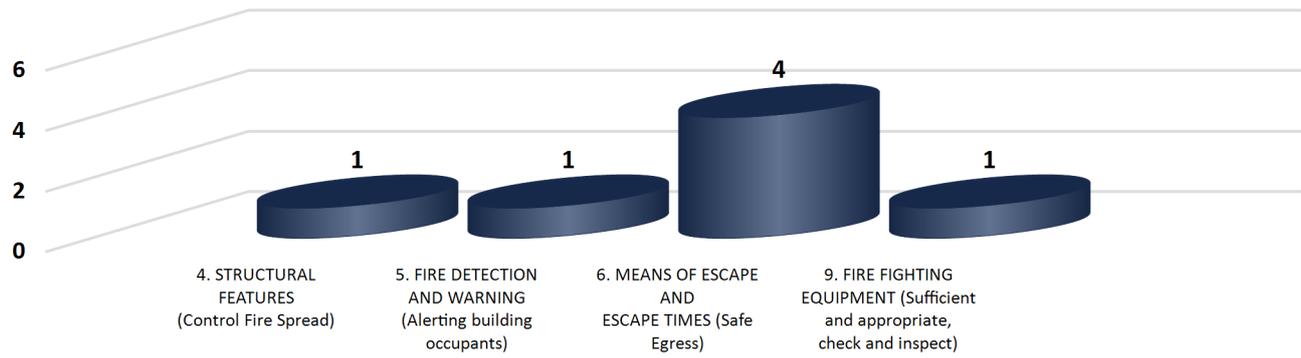


<b>Survey Address:</b>	(42898) - COMMUNAL 1-67 Prior Court, COMMUNAL 1-67 Prior Court, Low Grange Avenue, Stockton-on-Tees, TS23 3PL
<b>Type of Fire Risk Assessment carried out:</b>	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
<b>Responsible Person:</b>	Thirteen Group
<b>Competent Surveyor:</b>	Stu Simpson
<b>Survey Date:</b>	10/09/2025
<b>Type of Premises:</b>	<p>Prior Court is one of two twelve-storey tower blocks built for residential use. These blocks have been subject to several programmes of improvement and renovation refurbishments since erected.</p> <p>This block contains sixty-six flats with a mix of one and two bedroom units. The maximum occupancy is approximately 120 people. The ground floor includes a communal lounge, external plant room, bin store, dryriser inlet box, and lift lobby with eleven residential floors extend above the ground floor. Each floor contains six flats, an electrical services cupboard protected by a fire door, a dry riser outlet box and a dedicated store cupboard 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.</p>
<b>Use of Premises:</b>	General needs flats
<b>Number of Floors:</b>	12
<b>Relevant Legislation:</b>	Regulatory Reform (Fire Safety) Order 2005 including Fire Safety Act 2021
<b>Enforcing Authority:</b>	Cleveland Fire Authority.



<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>0</b>
	<b>Number of Medium Priority Actions 60 Days</b>	<b>6</b>
	<b>Number of Low Priority Actions 180 Days</b>	<b>1</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>