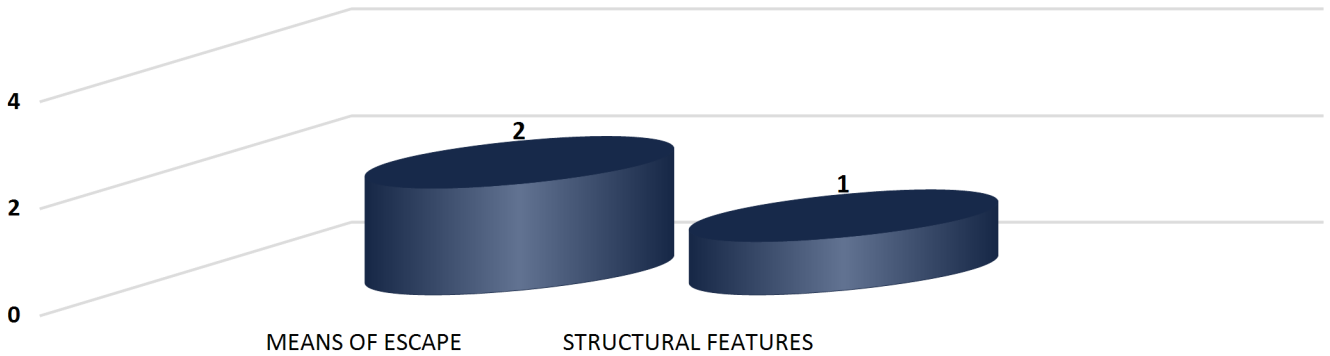


Survey Address:	(42414) - COMMUNAL 1-91 Welton House, COMMUNAL 1-91 Welton House, Netherfields, , TS3 0TG
Type of Fire Risk Assessment carried out:	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Barry Waller
Survey Date:	06/01/2023
Type of Premises:	High Rise flats
Use of Premises:	Residential
Number of Floors:	16
Relevant Legislation:	Regulatory Reform (Fire Safety) Order 2005
Enforcing Authority:	Cleveland



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	3
	Number of Medium Priority Actions 60 Days	0
	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