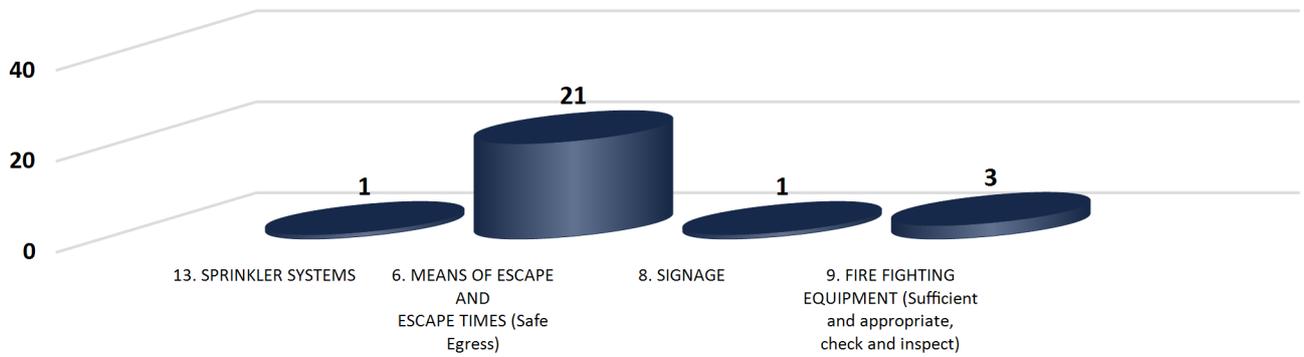


Survey Address:	(42414) - COMMUNAL 1-91 Welton House, COMMUNAL 1-91 Welton House, Netherfields, , TS3 0TG
Type of Fire Risk Assessment carried out:	Type 1 Fire Risk Assessment: Common parts only (non-destructive)
Responsible Person:	Thirteen Group
Competent Surveyor:	Stu Simpson
Survey Date:	25/06/2025
Type of Premises:	<p>Welton House is a sixteen-storey tower block built for residential use. The block has been the subject of several improvement and renovation refurbishments since erected. Welton House contains ninety flats with a mix of one, and two, bedroom units. The maximum occupancy is approximately 100 persons. The ground floor is largely unoccupied since the relocation of the control room, there is a front entrance and rear emergency exit, both with security control, laundry and service areas, such as switch rooms, community room, old staff room and storage room. Floors one to fifteen are dedicated to dwelling flats. A lift motor room is located at roof level. Each floor contains six flats, an electrical services riser and a mechanical services riser, which is also the location of the dry riser outlets. A bin chute room is located on each floor accessed by a fire door. The chute is protected by a fire shutter at its base where the refuse is discharged into the waste bin. A 'Fire Stop' water mist system protects the bin area. 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. 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. 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>
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	25
	Number of Medium Priority Actions 60 Days	1
	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