Fire Risk Assessment Record of Findings

Property Assessed	Flat 20 32 Anson Road, Gtr Manchester, M41 9EH	Assessed by	Claudia Cuthbert
# Floors in property incl basement	4	Date of Inspection	25th February 2016
# Units / Flats / Households in building	20		
# people at risk in property (named tenants)	20	Type of Property	Two bedroom flat in a self contained block of flats
# people at increased risk in Building (age / ability)	0		

STEP 1: Identification of Fire hazards

Source of Ignition	**Sources of Fuel**
1 Electric lights, wiring, sockets, switches	1. Landlord's furniture
2. Gas fired boiler	2. Soft furnishings
3. White goods	3. Tenant belongings
4. Gas meter located in kitchen	

STEP 2: Evaluate, remove, reduce and protect from Risk

Risk of fire occuring	**Low / Med / High**	**Notes**
1. Gas Safety Certificate dated 4th June 2015	Low	
2. Portable Appliance Test Certificate dated 20th January 2016	Low	
3. Hardwire Test Certificate dated 4th July 2012	Low	

Risk to people from Fire	**Low / Med / High**	**Notes**
1. Flat exit door self closing with intumescent strips	Low	
1b. Thumb turn locks present	Low	
2. Conventional and natural lighting to escape route	Low	
3. Fire blanket in kitchen	Low	
4. Smoke detector in flat hallway	Low	
4b. Fire Detection System certificate dated 20th January 2016	Low	
5. Carbon monoxide detector in kitchen	Low	
6. Fire exit signs over escape routes.	Low	

Remove or Reduce hazards that may cause fire	**Notes**
1. Proactive management strategy to ensure tenants items not left in escape route and tenants aware of fire risks	
2.Ensure all statutory tests carried out in a timely manner	

Remove and reduce remaining Risks to people	**Give consideration / Recommend / Urgently Required**

Assessment review

Next review date 26th February 2018

Risk Assessment completed by Claudia Cuthbert

Signature

Review Outcome (Actions Taken)

Action	**Date completed**	**Initial**
Reviewed 16/3/17. Detector tested and Sanded. No changes from 2016 assessment. All Stat testing up to date. Next review 13/3/18	16/3/17	C.C.
3		
4		