FIRE RISK ASSESSMENT 06/10/2011

DAVID NAVIN COURT

32 ANSON RD

VICTORIA PARK

MANCHESTER M14 5BP

FLAT TWENTY THIRD FLOOR



A LARGE DETACHED PROPERTY COMPRISING OF TWENTY SELF CONTAINED FLATS OVER FOUR FLOORS

COMMUNAL AREAS GROUND FLOOR	**YES**	**NO**	**N/A**	**COMMENTS**
Entrance lobby through double Fire safety doors into Main hallway	√			Fire Safety Awareness sign on wall next to double doors.
Main hallway. Smoke detector and two emergency lighting units, Doors leading to flats One to Six.	√			Main water stop taps for flats One to Six in main hallway.
Single Fire door leading to stairwell to access all floors.				
Ground floor stairwell, further exit door which leads to outside	√			Ground floor stairwell also contains mains electric for flats one to six.
COMMUNAL AREAS FIRST FLOOR				
Main hallway. Smoke detector and two emergency lighting units, Door leading to flats Seven to Twelve.	√			Main water stop taps for flats Seven to Twelve.
First floor stairwell. Smoke detector and emergency lighting.	√			First floor stairwell also contains mains electricity for flats Seven to Twelve.
COMMUNAL AREAS SECOND FLOOR				
Main hallway. Smoke detector and two emergency lighting units, door leading to flats Thirteen to Eighteen.	√			Main water stop taps for flats Thirteen to Eighteen.
Second floor stairwell. Smoke detector and emergency light	√			Second floor stairwell also contains mains electricity for flats Thirteen to Eighteen.
COMMUNAL AREAS THIRD FLOOR Flats Nineteen and Twenty				Smoke Alarm And Emergency Lighting On Landing.
FLAT TWENTY THIRD FLOOR				
HALLWAY OF FLAT	√			Hard Wired Smoke Alarm.
KITCHEN	√			See Action Plan Number One
LOUNGE	√			See Action Plan Number One.
BEDROOM	√			Nothing
SECOND BEDROOM	√			Nothing.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

GENERAL	YES	NO	N/A	COMMENTS
Reasonable measures taken to prevent fires of electrical origin.	√			
Fixed electrical installations and appliances periodically inspected and tested?	√			Electrical installations should be inspected and tested by a competent electrician every 5 years, last tested
All items of electrical equipment fitted with the correct fuses of the correct rating?	√			
Are lengths of flexible cable and multi point adaptors kept to a minimum?	√			
Are cables run only where damage is unlikely and not under floor coverings or through doorways?	√			
Portable heating and heating installations				
Is the use of portable heaters avoided as far as practicable?	√			
If portable heaters are used is advice given by competent person on their use?			N/A	
Fixed heating installation subject to regular maintenance?	√			Heating Engineers supplied by South Manchester Maintenance.
Are heating appliances fixed in position at a safe distance from combustible materials and suitably guarded?	√			
Cooking				
Reasonable measures taken to prevent fires as a result of cooking?			√	See Action Plan Number One.
Cooking appliances maintained and filters changed on a regular basis?	√			
Fire blanket available?			√	See Action Plan Number One.

GENERAL	YES	NO	N/A	COMMENTS
Housekeeping				
Is the furniture upholstery made of fire resistant material?	√			
Are all combustible materials separated from ignition sources?	√			
Are the premises free of accumulation of rubbish waste paper or other materials which could catch fire or be set alight?	√			All waste materials are correctly stored in the right containers.
Are basement and cellar areas used for storage purposes and clean and tidy?			N/A	
Are basement and cellar areas secured?			N/A	
Are hazardous materials stored appropriately?	√			Domestic household materials stored only.
Have measures been taken to reduce the risk of arson inside and out?	√			Premises are well secured and accessed by tenants only.
Smoking				
Do people smoke in the premises?	√			
If people smoke in the premises are there suitable arrangements for those who wish to smoke?	√			
Outside				
Are there suitable management procedures in place to ensure fire safety standards are maintained in the event of outside contractors working on the premises?	√			All Contractors arranged through South Manchester Maintenance.
Is rubbish stored correctly and away from the building in a secure position?	√			
Is there vehicular access to the premises for emergency vehicles?	√			To the front and side of the premises.

MEANS OF ESCAPE

MEANS OF ESCAPE	YES	NO	N/A	COMMENTS
Number of persons at risk in the premises?	√			Four Persons In Flat Twenty, Forty Plus Persons In The Remainder Of The Building.
Are there sufficient exits for the number of people present?	√			
Do exits lead to a place of safety?	√			To The Front And Side Of The Property.
Are all gangways and escape routes free from obstruction?	√			
Reasonable distances of travel where there escape is in a single direction?	√			Twenty Seven Meters To The Final Exit Ground Floor.
Reasonable distances of travel where there is an alternative means of escape?			N/A	
Is there suitable fire protection of escape routes (doors and stairs)?	√			
Are all internal fire doors clearly labelled and fire safety signs and fire exit notices can be clearly seen?	√			
Are exits clearly indicated where necessary and escape routes adequately lit?	√			
Are self closing devices on fire doors in good working order?	√			
Doors used for means of escape open in the direction of travel?	√			
Suitable procedures in place for the evacuation of disabled persons?			N/A	
All doors used for means of escape can be easily opened without the use of a key?	√			
All floor surfaces on escape routes free from tripping and slipping hazards?	√			

FIRE PROTECTION MEASURES

Fire alarm	**YES**	**NO**	**N/A**	**COMMENTS**
Does the fire alarm system work and is it tested weekly?	√			Part System, Smoke Alarms In All Flats And In Communal Area
Can the alarm be raised by anyone without being placed at risk from fire?	√			Smoke detectors communal areas only.
Are all fire alarm call points suitably indicated and clearly visible?			N/A	
Carbon Monoxide Detector Fitted	√			In The Kitchen
Emergency Lighting				
Reasonable standard of emergency escape lighting system provided?	√			In Communal Areas
Is the emergency lighting system in good working order?	√			Not Known When Last Tested.
Fire fighting				
Is all fire fighting equipment suitably located and available for use and in good working order?			N/A	
Is fire fighting equipment provided the correct type And has it been tested within the last year?			N/A	
Fire instructions/Emergency plan				
Are fire instructions clearly displayed through the premises?				Fire escape notices on all exit doors.
Are the residents aware of what actions to take if a fire starts?	√			Leave The Property In A Safe Manner.

ACTION PLAN

Item No.	Action	Who	When	Signed/Completed
1	CONSIDER A HEAT DETECTOR A FIRE BLANKET AND A SUITABLE FIRE EXTINGUISHER FOR THE KITCHEN			
2				
3				
4				

SIG..... DATE 06/10/2011