# FIRE RISK ASSESSMENT 06/10/2011

# DAVID NAVIN COURT

# 32 ANSON RD

# VICTORIA PARK

# MANCHESTER M14 5BP

# FLAT NINETEEN 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 NINETEEN** | | | | |
| HALLWAY OF FLAT | √ | | | Hard Wired Smoke Alarm. |
| OPEN PLAN KITCHEN LOUNGE | √ | | | See Action Plan Number One |
| 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? | √ | | | Two Persons In The Flat Nineteen, 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? | √ | | | |

# 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 | | | | |
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SIG..... DATE 06/10/2011