Fire Risk Assessment Record of Findings

Property Assessed	Flat 20, 32 Anson Road, M41 9EH	Assessed by	Dave Busby
# Floors in property incl basement	4	Date of Inspection	11.4.18
# Units / Flats / Households in building	20		
# people at risk in property (named tenants)	20	Type of Property	Studio 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 record dated 2.6.17	Low	
2. Portable appliance testing certificate dated 18.1.18	Low	
3. Electrical Installation certificate dated 18.5.17	Low	
4. Fire Detection System certificate dated 23.1.18	Low	

Risk to people from Fire	Low / Med / High	Notes
1. Flat exit door self closing with intumescent strips		
1b. Thumb turn lock on final exit point	Low	
2. Conventional and natural lighting to escape route	Low	
3. Fire blanket in kitchen	Low	
4. Smoke detector in flat hallway		
5. Carbon monoxide detector in kitchen		
6. Fire exit signs over escape routes		

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	
2. Ensure all statutory tests carried out in a timely manner	

Remove and reduce remaining Risks to people	Give consideration / Recommend / Urgently Required
Fire action information provided to tenants	

Assessment review

Next review date 11.4.19

Risk Assessment completed by Dave Busby

[redacted]

Review Outcome (Actions Taken)

Action	Date completed	Initial
2		
3		
4		