Fire Risk Assessment Record of Findings

Property Assessed	Flat 19 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
3	Renewed 25/12/16. No new or outstanding recommendations. Send letter to tenant re items stored near consumer unit. Detector tested and working. All stat testing up to date. Next review 27/12/17	5/1/17	CC.
4			

Fire Risk Assessment Date: 28 / 12 / 16

Address FLAT 19, 32 ANSON ROAD

Assessed by: KATE ALMOND.

FIRE DETECTORS					
Tested: Number working / not working	1	Location of faulty detector		Warning light on? (Y/N)	

SELF CLOSING HINGES OR DOOR CLOSERS		
Location of faulty closer (if applicable)		All flat final exit doors self-closing (Y/N)

INTUMESCENT STRIPS (Location of doors with intumescent strips painted over/missing/part missing)
NO INTUMESCENT STRIPS PRESENT EXCEPT FRONT DOOR.

FIRE BLANKETS	
Fitted in kitchen (Y/N)	(Yes) / No
FIRE EXTINGUISHERS	
Locations Fitted (Y/N)	Ground Floor Hallway Yes / No Charged Yes / No First Floor Hallway Yes / No Charged Yes / No Second Floor Hallway Yes / No Charged Yes / No Kitchen (Yes) / No Charged (Yes) / No Other Yes / No Charged Yes / No

LOCATION OF CONSUMER UNIT	HALL CUPBOARD - TENANT ITEM SURROUNDING

OUTSTANDING REPAIRS FROM PREVIOUS INSPECTION	

CHANGES FROM PREVIOUS INSPECTION (ie are the current tenants living in the space in a way that could cause a fire hazard? Ie hallways cluttered, consumer unit surrounded with tenant belongings which are flammable)	CO DETECTOR FLASHING - NW?

SIGNED: [redacted]