Fire Risk Assessment Record of Findings

Property Assessed	Flat 19 32 Anson Road, Gtr Manchester, M41 9EH	Assessed by	Tom Shaw
# Floors in property incl basement	4	Date of Inspection	5.1.18
# 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 2 June 2017	Low	
2. Portable Appliance Test Certificate dated 18 January 2018	Low	
3. Hardwire Test Certificate dated 18 May 2017	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 23 January 2018	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 05.01.19

Risk Assessment completed by Tom Shaw [redacted]

Review Outcome (Actions Taken)

Action	Date completed	Initial
3		
4		