Fire Risk Assessment Record of Findings

Property Assessed	Flat 19 32 Anson Road, Gtr Manchester, M41 9EH	Assessed by	Ged Tucker
# Floors in property incl basement	4	Date of Inspection	22nd Jan 2014
# 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 carried out 5.10.12	Low	Annual
2. Portable appliance testing certificate carried out 18.7.13	Low	Annually
3. Electrical Installation certificate	High	Not Seen
4. Integrated fire alarm system in communal hallway 19.3.13	High	Annual
5. Thumb turn lock on final exit point	Low	

Risk to people from Fire	**Low / Med / High**	**Notes**
1. Doors fitted with door closers	Low	
2. Conventional and natural lighting to escape route	Low	
3. Fire exit signs over escape routes.	Low	

Remove or Reduce hazards that may cause fire	**Notes**
1. Fire blanket present in kitchen	

Remove and reduce remaining Risks to people	**Give consideration / Recommend / Urgently Required**
1. Provide fire action information to tenants	Give consideration
2. Obtain Hard Wire Certificare	Urgently required
3. Ensure PAT tests are carried out in a timely manner.	Urgently required
4. Fully integrated Fire Alarm	Urgently required

Assessment review

Next review date 20th Jan 2016

Risk Assessment completed by Ged Tucker [redacted]

Review Outcome (Actions Taken)

Action	**Date completed**	**Initial**
Integrated Fire Alarm to be fitted		
2		
3		
4		