

Fire Risk Assessment

1. Liability statement

This Fire Risk Assessment has been completed by a competent person on behalf of the landlord. The Landlord remains responsible for Fire Safety within the household. The Assessment and Recommendations are based on the risks observed on the day of inspection. It is not necessarily comprehensive and is subject to review in the light of any changes within the household. This Fire Risk Assessment is not meant to replace other types of risk assessments or safety checks (for example, Gas Safety checks) that may be required.

2. Assessment details

Date of assessment	20 April 2023
Assessor	Rebecca Fay-Read

3. Property details

Address	5 Vernon Place Canterbury CT1 3HG
Landlord	Joanna Fay
Use of property	residential

4. Photo of front external



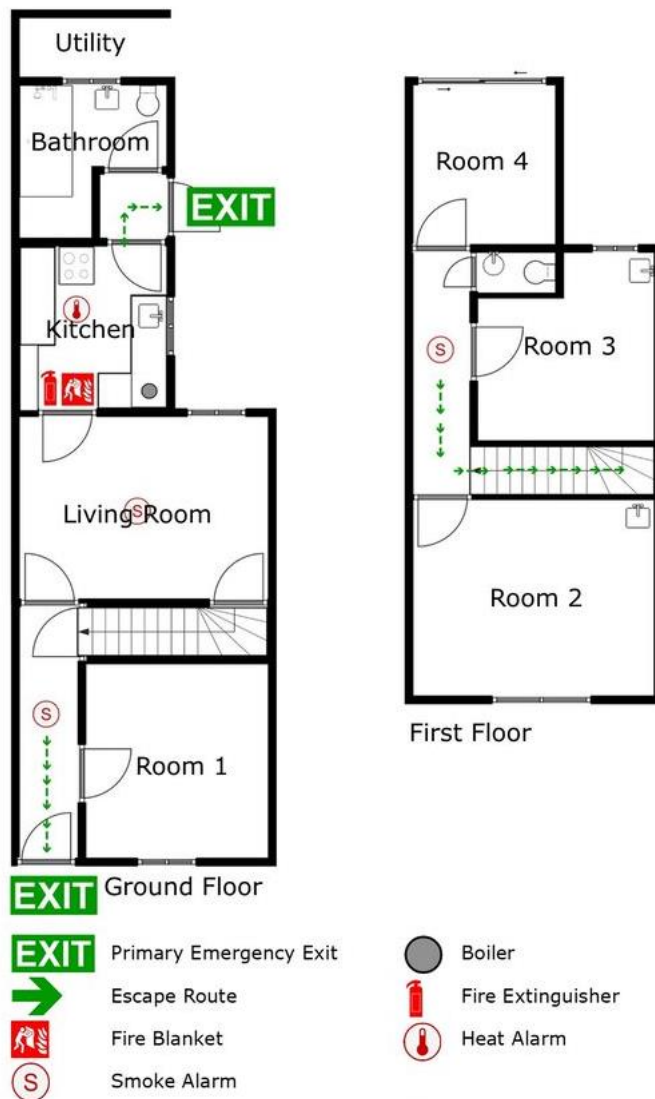
5. Evacuation

Building fire strategy	Simultaneous evacuation: The occupants of the building will react to the alarm and follow their escape route to a place of safety away from the building.
Access for fire services	Easy access on street
Fire evacuation meeting point	Outside CCCU building on Vernon Place

6. Photo of evacuation meeting point



7. Fire escape floor plan



8. Property construction

Property type	Terraced
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Date of construction	c. 1900
Floors	Mainly wooden floorboards
Internal walls	Painted plasterboard
External walls	Brick
Roof	Pitched tiled roof. Flat roof over single-storey extension to rear
Ceilings	Painted plasterboard
Number of floors	2

9. Internal doors

Are internal fire doors installed?	No
Internal bedroom door locks	Require key to open from inside

10. Décor

Furniture and furnishings	All furniture and furnishings observed on day of assessment comply with the Fire Safety Amendment Regulations 1993
Décor	Décor is considered suitable

11. Occupants

Number of sleeping occupants	5
Are any occupants at higher risk from fire?	No

12. Fire Loss Experience

Has there been a previous fire loss experience?	No
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13. Electrical Sources of Ignition

Reasonable measures taken to prevent fires of electrical origin	Yes
Landlord-supplied appliances regularly PAT-tested	Yes
Note which landlord-supplied appliances have been visually inspected and whether in good condition	Microwave, kettle, toaster
EICR and electrical certifications up-to-date?	Yes
Suitable policy in place regarding use of tenant owned appliances ?	Yes
Are there sufficient power outlets in the property?	No – more required in room 1
Are all plug sockets visibly in good condition?	Yes

Are all light fixtures and light switches visibly in good condition?	Yes
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14. Smoking

Is smoking permitted inside the property?	No
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15. Arson

Is combustible material kept close to the property?	No
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16. Heating

Are any portable heaters in use?	No
Is the fixed heating installation subject to regular maintenance?	Yes
Is a carbon monoxide alarm fitted near the boiler?	Yes – in working order on day of assessment

17. Cooking

Reasonable measures taken to prevent fires as a result of cooking?	Yes
Are filters cleaned or changed regularly (inc. tumble dryer/ extractor fan)?	No – require cleaning
Are all cooking appliances regularly maintained?	Yes
Is a suitable fire blanket available?	Yes

18. Housekeeping

Is the standard of housekeeping adequate?	Yes
Are combustible materials separated from ignition sources?	Yes
Are unnecessary accumulations of combustible waste avoided?	Yes
Are hazardous materials stored appropriately?	N/A

19. Means of escape

Is there a reasonable means of escape in case of fire?	Yes
Is there suitable fire protection of escape routes?	Yes
Are exits easily and immediately openable? (without a key)	Back door requires a key to open from the inside
Are escape routes unobstructed?	Yes

20. Fire safety signs, fire alarms, fire extinguishers and emergency lighting

Reasonable standard of fire safety signs and notices?	Yes
Is there a Fire Escape Plan visible?	Yes
Is a fire safety info pack provided to tenants?	Yes
Are fire alarms in working order on day of assessment?	Yes
Are fire alarms in date?	Yes
Is there a sufficient number of fire alarms in the property?	Yes
Is there adequate fire escape lighting?	N/A
Are fire extinguishers provided?	Yes
Are fire extinguishers easily accessible?	Yes
Is there a fire alarm testing log?	Yes

21. Observations of changes, improvements since previous Fire Risk Assessments

- Fire exit signs have been installed.
- A pinboard displaying the following information has been installed in the communal area. This information is also provided to the tenants by email.
 - fire safety advice
 - a QR code which links the tenant to a website in order to log a fire alarm test
 - a QR code to the Fire Safety Info Pack
 - a fire escape plan
 - a no smoking sign
- A fire escape plan has been created and is on display on the pinboard in communal area. Tenants are directed to familiarise themselves with their escape route during their tenancy check-in meeting. The fire escape plan is also accessible by tenants online via the QR code and is also provided in the Fire Safety Info Pack.
- Fire Safety Info Pack provided to tenants, consisting of the following:
 - PAT test certificates
 - Gas safety certificate
 - Fire escape plan
 - Fire alarm testing log
 - Fire Safety in Rented Accommodation info leaflet, published by the Home Office
 - Fire Safety in the Home info leaflet, published by the Home Office

Recommendations:

#	Recommendations	Priority	Action date and comments
1.	Only one double plug socket in Room 1 – add two more double sockets with USB	Medium	
2.	Replace locks on bedroom doors with thumb turn locks that don't require a key to open from the inside.	Medium	
3.	Replace internal doors with fire doors when refurbishing the property	Low	