

FIRE RISK ASSESSMENT

Assessment details:

Date of assessment	19 April 2022
Assessor	Rebecca Fay-Read
Date next assessment due	19 April 2023

Property details:

Address	17 The Silvers Broadstairs CT10 2PF
Landlord	Rebecca Fay-Read
Use of property	Residential

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.

Property construction:

Property type	Semi-detached
Date of construction	1970
Floors	Ground floor: mainly solid slab concrete First floor: mainly floorboards
Internal walls	Painted plasterboard
External walls	Brick
Roof	Pitched tile roof
Ceilings	Painted plasterboard

Internal doors:

Are internal fire doors installed?	No
Internal bedroom door locks	Bedroom doors require keys to open from inside when locked

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

Occupants:

Number of sleeping occupants	5
Are any occupants at higher risk from fire?	Unknown. This information is requested at time of check-in for new tenants.

Fire Loss Experience:

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

Reasonable measures taken to prevent fires of electrical origin	Yes
Landlord-supplied appliances regularly PAT-tested	<ul style="list-style-type: none"> • Yes - annual
Note which landlord-supplied appliances have been visually inspected and whether in good condition	<ul style="list-style-type: none"> • Kettle - fine • Vacuum cleaner - fine • Microwave - fine • Washing machine - fine • Fridge freezer - fine • Toaster -fine
EICR and electrical certifications up-to-date?	Yes
Suitable policy in place regarding use of tenant owned appliances ?	No
Are there sufficient power outlets in the property?	Yes
Are all plug sockets visibly in good condition?	Yes
Are all light fixtures and light switches visibly in good condition?	Yes

Smoking:

Is smoking permitted inside the property?	No
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Arson:

Is combustible material kept close to the property?	No
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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

Cooking:

Reasonable measures taken to prevent fires as a result of cooking?	Yes
Are filters cleaned or changed regularly (inc. tumble dryer/ extractor fan)?	Kitchen extractor filter is greasy
Are all cooking appliances regularly maintained?	Yes
Is a suitable fire blanket available?	Yes

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

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 - fine Front door - fine
Are escape routes unobstructed?	Yes

Fire safety signs, fire alarms, fire extinguishers and emergency lighting:

Reasonable standard of fire safety signs and notices?	No
Is there a Fire Escape Plan visible?	No
Is a fire safety info pack provided to tenants?	No
Are fire alarms in working order on day of assessment?	Yes
Is there adequate fire escape lighting?	Not required
Are fire extinguishers provided?	No
Are fire extinguishers easily accessible?	N/A
Is there a fire alarm testing log?	No

#	Recommendations	Priority	Action date and comments
1.	Install one small fire extinguisher, easily accessible in the kitchen.	High	
2.	Display pinboard in communal area with fire escape plan and safety signage.	High	
3.	Display basic fire exit signage at front door.	High	
4.	Upgrade internal doors to fire doors when refurbishing the property.	Low	
5.	Display no smoking signs inside the house.	Medium	
6.	Introduce a simple fire alarm testing log.	High	
7.	Clean or replace filters in kitchen extractor fan.	Medium	
8.	Compile and share fire safety info pack for tenants. to be shared with current tenants and updated for future tenants.	High	
9.	Kettle in room 4 next to extension cord	High	
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