

FIRE RISK ASSESSMENT FOR:

(The Common Areas of)

**23 Anywhere St
Bedford
MK40 7YD**

DATE: 11th September 2009

REVIEW DATE: 11th September 2009

FIRE RISK ASSESSMENT

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1. PREMISES PARTICULARS		
Premises Name: (Common Areas Only) Address: 23 Anywhere Street Bedford	Use of Premises: House in Multiple Occupation (Or self contained flats Or block of flats)	
Owner: Mr Smith (contact via Home-Sure)	Person in control / Responsible person: Home-Sure Ltd 18 Hitchin St Dunstable Tel 08954 569457 E Mail: homesure@btinternet.com	
Date of Risk Assessment 11 September 2009	Date of Review: 11 September 2010	
Name and relevant details of the person who carried out the Fire Risk Assessment Mr Smith (Fire Safety Services) IFE Accredited Risk Assessor.		
2. GENERAL STATEMENT OF POLICY		
Statement: It is the policy of Home Sure Ltd to maintain safe and healthy conditions within all our properties to meet the requirements of the Housing Act 2004 / Regulatory Reform (Fire Safety) Order 2005. .		
Signed:	Print Name:	Date:

3. GENERAL DESCRIPTION OF PREMISES

Description:

The property is a typical house in multiple occupation (HMO)and is a detached converted Victorian house comprising 3 floors and a basement. It is brick built with slate roof. Built around 1890..

*The property has been benchmarked against the standards for fire safety within multiple occupancy houses (HMOs) and are considered to be of **medium risk*** when the occupancy (8 single bedsits consisting of 3 on the 2nd floor 4 on the 1st floor and 1 on the ground floor) and existing fire safety measures are considered.*

The building has one internal stairway which is protected by fire resisting walls, partitions and self closing fire doors.

There is a large double sized kitchen located to the rear of the ground floor adjacent to a lounge / dining area. Each floor has a bathroom.

***the risk level can be checked with the Council or Bedfordshire and Luton Fire and Rescue service.**

Size:

Building footprint: (Metres x Metres): 20 x 25

Number of Floors: 3 + basement **Number of Stairs:** 1 internal

4. FIRE SAFETY SYSTEMS WITHIN THE PREMISES

Fire Warning System: (ie automatic fire detection, break-glass system to BS 5839, other)

Automatic Fire Detection system conforming to BS 583. Pt 6 2004 of Grade A and with coverage LD 2 .It is a panel controlled automatic fire alarm system which has detectors sited in all the rooms, including the kitchen and all the hallways and staircases. It is tested every week and we have a service contract with a local fire safety company for the 6 monthly engineer's test.

Emergency Lighting (ie maintained/non-maintained, 1hr/3hr duration to BS 5266)

Non-maintained to 3 hours in common areas complying with BS 5266.

7. IDENTIFY PEOPLE AT RISK

Identify and specify the location of people at significant risk in case of fire, indicating why they are at risk, and what controls are or need to be in place:

Occupiers are generally working people with no special needs or requirements. We are unable to discriminate against any prospective tenants with a disability and so we have got a policy to make sure any special equipment that may be required (such as alarms for the deaf) is noted. We would ask for advice before proceeding with any purchase - we have had no cases to date. The house has not been converted for wheelchair use so we are not able to offer tenancies for those with any severe mobility problems.

Tenants are able to invite visitors into the house freely so numbers can vary. The rooms are generally not suitable for couples or people staying overnight. The basement is not suitable for occupation. None of the staff who may work in the house have disabilities but the company is not in control of any visitors who may have disabilities.

8. MEANS OF ESCAPE – HORIZONTAL EVACUATION

Commentary:

All current tenants are fully mobile and able to use the available exit routes.

There are sufficient fire exits of suitable width from the premises that will allow all persons within the premises to evacuate in the event of fire. These are the main front door and the rear kitchen a door which goes out into the garden. There is a back gate but this can be opened from the inside to get out into the street.

It is anticipated that a fire in the building would be a medium to fast growth fire involving paper, plastic and soft furnishings/clothing type materials. It is also anticipated that any fire would activate a smoke detector (or the heat detector in kitchen) soon after ignition.

Residents are told to evacuate the premises upon activation of the alarm. It is anticipated that all residents and persons in the building would have evacuated the building before any escape route became unusable due to fire..

Both the front and rear exit doors can be easily opened at all without having to use a key and all escape routes lead to a place of safety.

All escape routes are covered by Emergency Lighting.

9. MEANS OF ESCAPE – VERTICAL EVACUATION

Commentary:

Second Floor – There is the main internal stairway serving the second floor. This is adequate as the escape route is protected throughout by 30 mins fire resistance from the walls and doors 4 people live on the second floor.

First Floor - There is the main internal stairway serving the first floor. This is considered adequate for means of escape from the first floor as the escape route is protected throughout by 30 mins fire resistance. The first floor provides accommodation for 4 people

Ground floor – there is easy access to exits from the hallway.

Basement – There is a single stairway serving the basement. This is adequate as the basement houses the domestic services only.

Overall – There are sufficient stairways in the premises for means of escape.

10. FIRE SAFETY SIGNS AND NOTICES

Commentary:

Residents are familiar with the building and would escort any visitors in the event of a fire. Hence it is considered that exit signs are not required.

11. FIRE WARNING SYSTEM

Commentary:

There is an automatic smoke detection system with detectors in all rooms and common areas with the exception of the bathrooms .The kitchen is provided with a heat detector. The alarm provides the required decibel level (75dBA – checked by fire safety company) and will warn all people in the building when the alarm is sounding.

12. EMERGENCY LIGHTING SYSTEM

Commentary:

There is an adequate non-maintained emergency lighting system within the premises and located in the common areas.

13. FIREFIGHTING EQUIPMENT

Commentary:

Due to the type of residents it has been advised that Fire Fighting Equipment will not be required within the common areas. However a fire blanket is provided in the kitchen.

14. METHOD FOR CALLING THE FIRE SERVICE

Commentary:

Fire Alarm is not linked to any Alarm Receiving Centre. Residents need to ring 999 Via their personal mobiles.

15. EMERGENCY ACTION PLAN (EAP)

Commentary:

Residents are aware of the need to escape upon activation of the fire alarm. It is considered that an Emergency Action Plan is not required.

16. TRAINING

Commentary:

Information is provided in the residents pack upon occupation. No further training is considered necessary. Fire notices giving advice for this specific house is affixed to the rear of every bedsitting room door.

17. MANAGEMENT – MAINTENANCE		
<p>Is there a maintenance programme for the fire safety provisions in the premises:</p> <p>Commentary: <i>General Annual check by Home Sure. Records maintained within the fire safety log book kept on site in basement adjacent electric meter.</i></p>	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are regular checks of fire resisting doors, walls and partitions carried out:</p> <p>Commentary: <i>Carried out annually by representative from Home Sure & recorded in the fire log book.</i></p>	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are regular checks of escape routes and exit doors carried out:</p> <p>Commentary: <i>No, only on annual inspection. We expect residents to report issues</i></p>	Yes	No
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Are regular checks of fire safety signs carried out:</p> <p>Commentary:</p>	Yes	N/a
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Is there a maintenance regime for the fire warning system:</p> <p>Commentary: <i>6 monthly check carried out by fire safety contractors. Certificates kept in the Home Sure office. A weekly test is carried out by a nominated resident who writes the results in the log book in the basement.</i></p>	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is there a maintenance regime for the emergency lighting system:</p> <p>Commentary: <i>Monthly checks by nominated resident in agreement with Home Sure.</i></p> <p><i>Annual check carried out by contractors</i></p>	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Is there maintenance of the firefighting equipment</p> <p>Commentary:</p> <p><i>Annual visual check of fire blanket and recorded in log book</i></p>	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Are records kept and their local identified;</p> <p>Commentary: <i>The records for all aspects relating to maintenance issues are kept in the basement.</i></p>	Yes	No
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

18. FIRE SAFETY DEFICIENCIES TO BE RECTIFIED

Deficiency/Rectification	Priority <i>Low 3</i> <i>Medium 2</i> <i>High 1</i>	Date to be Rectified	Date Rectified

SAMPLE