



Fire Risk Assessment Report for 37 Beechwood Avenue



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Accommodation Summary

Total number of bedrooms:	Number of letting rooms:	Typical number of occupants:
6	5	5
Communal accommodation:	Bathroom , Circulation areas , Kitchen/Living area , Separate wc , Shower room with wc , Under stair storage area(s)	

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Fire Hazards

Potential sources of ignition:	Candles , Cooking , Electrical installation , Gas installation , Smoking materials
Potential sources of fuel:	Furniture , Floor and wall coverings , Accumulation of junk mail (in communal areas) , Storage of flammable materials

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People at Risk

Who would be at risk in the event of a fire?	Tenants , Visitors , Neighbours
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Risk Mitigation

Escape routes:	Clear of tenants' possessions , Free from trip hazards , Free from storage of flammable materials , Adequately lit (by normal lighting installation)
Final exit locations:	Ground floor - front , Ground floor - rear , First floor - windows
Final exit location doors fitted with thumb turn locks to allow exit from property without key.	Ground floor - front , Ground floor - rear

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Fire Detection

Smoke and/or heat detectors:	Mains powered smoke detectors installed , Smoke detectors tested on an annual basis , Smoke detectors replaced in accordance with manufacturer's recommendations , Detectors meet current legislative requirements
Location of smoke and/or heat detectors:	Circulation areas - ground floor , Circulation areas - first floor , Kitchen/Living room

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Carbon Monoxide Detection

Is there a Carbon Monoxide detector?	How is it powered?	Are new batteries fitted annually?
Yes	Battery	Yes

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Portable Fire Fighting Equipment

Are fire extinguishers provided?	Is a fire blanket provided?
Yes	Yes

Confirm location of fire extinguishers:	Circulation area - ground floor , Circulation area - first floor
Location of smoke and/or heat detectors:	Circulation areas - ground floor , Circulation areas - first floor , Kitchen/Living room

Is current provision of fire extinguishers considered adequate?	Are type of extinguishers considered appropriate to risk?	Confirm location of fire blanket:
Yes	Yes	Kitchen

What provisions are made to confirm that fire equipment provided meet current standards and are functioning correctly?	Annual inspection , Annual service including recharging as appropriate , Both foregoing carried out by recognised approved contractor
Who carries out annual inspection, servicing and replacement of fire equipment?	Universal Fire & Security
Is annual certificate of maintenance displayed in property?	No, copy available to view online at https://studenthomesplymouth.co.uk/beechnwood-ave/statutory-records-beechwood/

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Test and Inspection Records

Are the current test and inspection records available for tenant's to check?			
Electrical inspection report (summary)	Fire equipment inspection certificate	Gas safety record	Portable appliance tests (PAT)
Yes	Yes	Yes	Yes

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Risk Protection Measures

Candles:	Burning of candles inside property prohibited
Cooking:	General domestic risk load , Fire blanket provided in kitchen , Fire door provided to kitchen
Electrical appliances:	Landlord's appliances subject to annual portable appliance testing (PAT)
Means of escape:	Fire doors opening off communal escape routes checked annually , Fire notice provided and posted on noticeboard within communal area , Floor coverings checked for trip hazards during period inspections , Operation of final exit doors checked annually , Storage of combustible materials prohibited in under stair cupboards , Tenant's notified to keep all communal circulation areas clear of clutter likely to impede escape

Services installations:	Annual boiler service , Annual gas safety inspection , Annual inspection and servicing of portable fire equipment , Annual inspection and testing of smoke detectors , Periodic inspection of electrical installations , Periodic replacement of smoke detectors
Smoking:	Smoking inside property prohibited

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Conclusions

Are adequate fire safety measures in place?	Yes
Are any additional measures recommended	No
What additional measures are recommended (if applicable)?	Not applicable
Assessment date:	26th April 2023
Next assessment due	26th April 2024
Assessment undertaken by:	Steven Wilson
Signed:	

NOTE: Tenants issued with notice to (1) keep fire door to living/kitchen area shut at all times and (2) keep hall, stairs and landing clear of clutter.