

*Peter Sutton & Sons Electrical Contractors Ltd*

*6 Walnut Close, Luton, LU2 9BB*

## **FIRE RISK ASSESSMENT**

**Property Address:** 59 Tigermoth Way, Hatfield

The Building is a 3 Storey HMO. The Property Consists of 5 Bedrooms, Kitchen and communal hallway.

**Reason for Carrying out Risk Assessment:**

It is desire of the Responsible person to ensure that all occupants are in a safe, hazard free Environment and to ensure there are no complaints. It is also their legal duty to comply with all relevant fire Safety Standards.

**Name of Responsible Person:** Odus

**Name Assessor:** Mr P. Sutton [REDACTED]

**Company Details**  
Peter Sutton and Sons Ltd  
6 Walnut Close,  
Luton,  
Beds  
LU2 9BB [REDACTED]

**Assessors Signature:** [REDACTED]

1st August 2022

**Assessors Gathered Information:**

Full HMO Compliance check: We have carried out a check of all areas of the property Consisting of Ensuring Escape routes are kept clear from unnecessary Combustable Storage and clear of obstruction.

Ensure Final Exit Doors can be opened immediately and easily without the use of a key.

All doors are Fire Doors as necessary, Fully close and are fitted with Cold Smoke Seals and are also fitted with Door closers and thumb turn type locks. Windows are in working order and have restrictors where necessary.

Checks to ensure there is a Fire Blanket within the Kitchen and Checks that Combustable Materials are kept clear of ignition sources

A Full test of the fire Alarm and Emergency Lighting and check of Fire logs and electrical testing records i.e Fixed Wiring , Pat testing, Fire Alarm and Emergency Lighting.

Legionella Certification and Gas Safety Certificates not seen

**Potential Hazards:**

None

**Based on the prevention principles estimate the likelihood of a fire starting:**

There is a Low risk of the likelihood of a Fire Starting based on my observations.

Visitors: These could be friends, family members, disabled, young people or children.

Sources of Ignition: electrical Equipment, Cooking Equipment, Boiler, Smoking Materials,

Overload: Electrical extension leads could overheat and ignite appliance casing and cables.

Kitchen: There is a possibility that an accidental fire could start in the kitchen areas. Although Safety Checks are carried out and the area is provided with the relevant fire fighting equipment and a heat alarm.

Smoking: There is a no Smoking policy in place, posters around hallways detailing this.

**Maintenance and Testing of Equipment**

The Fire fighting equipment and Fire alarms are regularly tested and serviced. The Fire Blanket is located in the kitchen.

Electrical fixed wiring is tested 5 yearly, Portable appliances are tested annually and any new appliances are tested before 1st use. The boiler holds a current certificate and is serviced annually. Recommend Ensuring all testing and servicing continues to be carried out.

**Emergency Procedures and Arrangements in place:**

The responsible person has ensured all tenants have a clear understanding of what to do in an emergency they are advised not to spend any time collecting their belongings in the event of a fire. The Current arrangements are adequate for the building use and design.

Recommend: The responsible person ensures installation of fire signage detailing what to do in the event of a fire if necessary in tenants own language and all persons entering the building are aware of the fire procedures in place.

- Do not store items in your means of escape
- Ensure newspapers and mail are regularly cleared from the hallway
- Ensure bins are emptied regularly to prevent waste build up which could be an arson risk
- Ensure your fire alarm and emergency lighting systems are working
- Ensure fire doors are kept closed (these will help contain a fire and allow people time to escape)

**Review of Risk Assessment**

Carry out a regular review of the fire risk assessment, after any recommended works have been carried out, if there are any changes in tenants, changes to layout of building or use, changes in the regulations or health and safety guidance, if the degree of risk increased, legal requirements change or any fire incidents





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# FIRE ALARM INSPECTION AND SERVICING CERTIFICATE FOR BS5839 – 1 & BS5839 – 6 GRADE A SYSTEMS

As recommended in Annex H  
of British Standard 5839-1:2013  
Serial Number (if required)

**FS**

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Reference No: 1719843

Certificate of servicing for the fire detection and fire alarm system at:

Address: 59 Tiger Moth, Hatfield

I/we being the competent person(s) responsible (as indicated by my/our signatures below) for the servicing of the fire detection and fire alarm system, particulars of which are set out below, CERTIFY that the said work for which I/we have been responsible complies to the best of my/our knowledge and belief with the recommendations of Clause 45 of BS 5839-1:2013 quarterly inspection of vented batteries/periodic inspection and test/inspection and test over a 12 month period (delete as applicable), except for the variations, if any, stated in this certificate.

Name (in block letters): P SUTTON

Position: ECA MEMBER

Signature: ..... Date: 1st August 2022

For and on behalf of: PETER SUTTON & SONS LTD

Address: 6 WALNUT CLOSE, LUTON

Postcode: LU2 9BB

The extent of liability of the signatory is limited to the system described below.

Extent of system covered by this certificate:  
GRADE A FIRE ALARM SYSTEM

Variations from the recommendations of Clause 45 of BS 5839-1:2013 for periodic or annual inspection and test (as applicable):  
NONE



Relevant details of the work carried out and faults identified have been entered in the system log book.

During the past 12 months 0

false alarms have occurred

The above number of false alarms equates to 0

false alarms per 100 automatic

fire detectors per annum (for Category M systems enter "Not applicable")

The following work/action is considered necessary:

None System in Full Working Order

This certificate may be required by an authority responsible for enforcement of fire safety legislation, such as the building control authority or housing authority. The recipient of this certificate might rely on the certificate as evidence of compliance with legislation. Liability could arise on the part of any organisation or person that issues a certificate without due care in ensuring its validity.

The issuing of this Certificate and associated documentation is evidence of compliance with the conditions of the ECA's Guarantee and Bond Scheme  
This form is based on the Model shown in Annex H of BS 5839-1:2013 © ECA (Rev 1 of 2013)



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# EMERGENCY LIGHTING INSPECTION AND TEST CERTIFICATE

For systems designed to BS 5266-1 and BS EN 50172/BS 5266-8

## WARNING

Full duration tests involve discharging the batteries, so the emergency lighting system will not be fully functional until the batteries have had time to recharge. For this reason, always carry out testing at times of minimal risk, or only test alternate luminaires at any one time.

## DETAILS

System manufacturer CHANNEL SAFETY SYSTEMS

Contact phone number

System installer PETER SUTTON & SONS LTD

Contact phone number

### COMPETENT PERSON RESPONSIBLE FOR VERIFICATION AND ANNUAL TESTS

Name P SUTTON

Signature

Phone number

Site address 59 Tigermoth Way, Hatfield

Responsible person ODUS LTD

Date the system was commissioned 1/8/2022

### DETAILS OF SYSTEM MODE OF OPERATION

Non-maintained



Non-maintained luminaires, maintained signs



Maintained



Other



### DURATION OF SYSTEM

3 Hours

Is automatic test system fitted?

Yes



No



## DETAILS OF ADDITIONS OR MODIFICATIONS TO THE SYSTEM OR THE PREMISES SINCE ORIGINAL INSTALLATION

Addition or modification	Date
System in Full Working Order	

### Action to be taken on finding a failure;

- The supplier of the system or a competent person should be contacted to rectify the fault.
- A risk assessment of the failure should be conducted; this should evaluate the people who will be at increased risk and the level of that risk. Based on this data and, if necessary, advice from the Fire Authority, the appropriate action should be taken.
- Action may be:
  - To warn occupants to be extra vigilant until the system is rectified
  - To initiate extra safety patrols
  - To issue torches as a temporary measure
  - In a high risk situation, to limit use of all or part of the building

NOTE: Test programs for identifying early failures can reduce the chances of failure of two adjacent luminaires at the same time.