




Record of Fire Risk Assessment

Address	7 (2F2) East Preston Street, Edinburgh, EH8 9QQ
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Building Use	A 2 nd floor flat in a traditional, stone-built, 4-storey, mid-terrace tenement comprising residential dwellings. The premises are in private ownership and rented on a standard tenancy as a House in Multiple Occupation.
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Name and contact details of person(s) with fire safety duties	The Landlord/managing agent
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Surveyors signature		Date of assessment	5 th August 2022
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Identification of people at risk
The building comprises a single flatted dwelling licensed as an HMO for up to 4 occupants. Occupants are long-stay tenants on a standard tenancy and each has their own bedroom. Common areas include the kitchen, bathroom, WC, boxroom, hall and hall cupboards. Visitors to the premises will include friends, relatives, property agents, maintenance contractors, HMO inspectors and agents, postal and delivery workers and meter readers.

Identification of fire hazards
SOURCES OF IGNITION
Electrical fittings
Normal electrical fittings for an HMO are provided and reasonable measures are taken to prevent fires of electrical origin. An EICR and PAT are carried out, as required, by qualified contractors.
Action required: No
Smoking
No smoking materials were observed during the inspection.
Action required: No
Heating
The flat is served by a gas-fired central heating system and radiators. The boiler is located in the kitchen and is covered under the annual landlord's gas safety certificate.
Action required: No
Open flames
It was noted that candles were in use in some rooms.

Action required: Yes
Cooking
All cooking is restricted to the kitchen, where there is an electric hob and oven, microwave, toaster and kettle. No cooking is allowed in the bedrooms or living areas.
Action required: No
Laundry/dishwashing/refrigeration
A washing machine and fridge/freezer are provided in the kitchen.
Action required: No

Fire-raising
There is no known history of fire-raising in or around the building and no reason to suspect tenants might start fires deliberately.
Action required: No
SOURCES OF FUEL
Furniture, textiles and fabrics
The property is let fully furnished with a standard range of furnishings which appear to comply with all current regulations and standards.
Action required: No
Refuse disposal arrangements
Refuse bins are provided by the Council and bins within the flat appear to be emptied regularly.
Action required: No
SOURCES OF OXYGEN
Ventilation
Normal airflow through windows and doors. Mechanical extraction through extractor fans will cause increased draw, but this is regarded as normal.
Action required: No

Evaluation of risk and adequacy of existing fire safety measures
Likelihood of a fire starting
The likelihood of a fire occurring is normal for the type of occupancy, fuel load, ignition sources and people present.
Action required: No
Consequences to people from a fire starting in the building
Under normal circumstances, following warning of fire, tenants and others frequenting the property should be able to escape via the main fire escape staircase.
Action required: No
MANAGING FIRE SAFETY
Fire safety policy
Fire safety policy is managed by the Landlord as part of HMO license processing.
Action required: No
Emergency fire action plan
An emergency fire action notice is attached to the wall in the hall.
Action required: No
Fire safety information and training
Fire safety information should be provided as part of the fire action plan. Tenants have been informed of how to operate the integrated smoke and heat detection system and carry out regular tests. Responsibility for informing/training tenants lies with the Landlord.
Action required: No
Fire drills

No fire drills take place as it is deemed the training received by tenants is sufficient.
Action required: No
Maintenance of fire safety measures
Weekly testing to ascertain the correct operation of the integrated smoke detection/alarm system are carried out by the tenants and recorded in the logbook provided. Annual testing of the smoke detection/alarm system and the fire extinguishers/blanket should be carried out by a suitably qualified contractor. Tenants should also record weekly checks of the fire extinguisher, blanket and escape route. There was a logbook present at the time of the assessment but it had not been filled in with any tests.
Action required: Yes
Recording information and keeping records
Annual testing of the smoke detection/alarm system and the fire extinguishers and blanket should be carried out by a suitably qualified contractor and certification provided. Tenants record weekly testing of the smoke detection/alarm system in the log-book kept on the premises. Tenants should also record weekly checks of the fire extinguisher, blanket and escape route. There was a logbook present at the time of the assessment but it had not been filled in with any tests.
Action required: Yes
REDUCING THE LIKELIHOOD OF FIRE
Housekeeping and storage
A high standard of housekeeping is maintained.
Action required: No
RESTRICTING THE SPREAD OF FIRE AND SMOKE
Fire separation
The building is well maintained. There is no evidence of fire separating measures being compromised in the main fabric of the property. The flat entrance door is a traditional panelled door which is fitted with fire resistant board on the inside face. The door is fitted with a self-closer and intumescent smoke seals. The kitchen, boxroom and bedroom doors are solid core doors which have been fitted with self-closers and intumescent smoke seals routed into the door edges. The keyhole to the front door mortice lock should be infilled or a replacement thumb turn lock fitted. The latch to the door to bedroom 3 was not engaging with the strike plate. Hallway cupboard 1 contains no sources of ignition and the door has been fitted with a lock. It was noted that door wedges were in use at the time of the inspection. All doors should be regularly checked and maintained to ensure they operate effectively.
Action required: Yes
Cavities
None apparent.
Action required: No
Internal linings
Internal linings are mainly of painted plaster and do not to appear to present a hazard.
Action required: No
From external
The property is located above and below other dwellings and has neighbouring dwellings on either side. Although the building is of an older style and type of masonry construction, the separating walls and floors are deemed to provide a good barrier against fire.
Action required: No
MEANS OF ESCAPE
Escape routes

The property is located on the 2 nd floor and normal means of escape would be by way of the communal staircase leading to street level. If this is not possible, and assuming Fire Service attendance, escape may be made through the windows to the front elevation of the property.
Action required: No

ENSURING THE MEANS OF ESCAPE CAN BE USED
Escape route lighting
A fanlight above the flat entrance door provides light from the communal stairs and as such emergency lighting is not deemed necessary.
Action required: No
Signs and notices
A fire action notice is displayed in a prominent position in the hall.
Action required: No
MEANS FOR DETECTING FIRE AND GIVING WARNING
System type
A suitable mains-wired interlinked automatic smoke and heat detection system is installed in the property complying with BS 5839, Part 6. Smoke detectors are located in the bedrooms, boxroom and hall. A heat detector is located in the kitchen. The smoke and heat detector heads of such automatic fire detection systems require replacement at the end of their noted lifespan. Advice on when heads should be replaced is not covered within the scope of this assessment.
Action required: Yes
MEANS FOR FIRE FIGHTING
Firefighting equipment
A fire extinguisher is attached to the wall in the hall and a fire blanket is attached to the wall in the kitchen. These should be checked/replaced annually.
Action required: No

Priority ratings and suggested timescales

Low (L) 3-6 months	Medium (M) up to 3 months	High (H) as soon as possible
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Action Points	Priority	Person(s) responsible	Completion date
Tenants to carry out fire safety checks and record results in the logbook provided	M	Tenants – informed by Landlord/agent	
Tenants to be advised that practice of wedging open doors should cease	H	Tenants – informed by Landlord/agent	
Infill keyhole to front door lock or replace with thumb turn lock	M	Landlord/agent	
Tenants to be advised that where used candles should be kept in non-combustible containers and away from flammable materials	M	Tenants – informed by Landlord/agent	
Smoke/heat detector heads should be checked as part of the ongoing inspection and maintenance regime to determine whether they are operating within the manufacturer’s recommended lifespan	M	Landlord/agent	
Latch to bedroom 3 door to be adjusted to engage with the strike plate	M	Landlord/agent	

Next assessment due:	August 2023
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This Fire Safety Risk Assessment has been carried out by Brian Morgan, MRICS on behalf of Splendid Property Management, 43A Melville Street, Edinburgh EH3 6JF. It is valid for a period of one year from the date of assessment.