

2 ROWES WAREHOUSE

YOUR GATEWAY TO THE JURASSIC COAST | **POOLE QUAY**



Fire Risk Assessment

15 September 2023

Property Details

Address of property assessed	2 Rowes Warehouse 4 Castle Street Poole Dorset BH15 1BQ
Number of floors	Single floor apartment on second floor of a converted residential building
Number of rooms	3
Construction	Brick
Assessor	Chris East, Owner
Date of assessment	15 September 2023
Responsible person	Chris East, Owner
Freehold Owner	SPL Unit 6 Fleets Bridge Business Centre Upton Road Poole Dorset BH17 7AF www.splmanagement.co.uk

Fire hazards and controls

	Inside the flat by the owner	Outside the flat by the Managing Agent
Are fixed electrical installations tested every 5 years?	Yes	Yes
Are electrical appliances periodically tested?	Yes	Yes
Is the use of trailing leads and adaptors avoided?	Yes	Yes
Are gas appliances tested every 12 months?	Yes	-
Is smoking permitted on the premises?	No	No
Are suitable arrangements in place for smokers?	Yes	Yes
Are the premises adequately secured?	Yes	Yes
Are combustible materials, waste and refuse bins stored safely clear of the premises or in purpose-built compounds/rooms?	Yes	Yes
Are heating systems subject to maintenance?	Yes	-
Are there adequate fire precautions in the use of open fires and log burners?	Not Allowed	
Are measures taken to prevent cooking fires?	Yes	Yes
Are filters and ductwork subject to regular cleaning?	Yes	Yes
Is the standard of housekeeping adequate to avoid the accumulation of combustible materials?	Yes	Yes
Are combustible materials kept separate from ignition and heat sources?	Yes	Yes
Is it ensured that all contractors who undertake work on the premises are competent and qualified?	Yes	Yes
Are suitable measures in place to address the fire hazards associated with the use and storage of dangerous substances?	Yes	Yes
Are there any other significant fire hazards?	No	No
<i>If the answer to the above question is yes, please list each hazard and any control measure to reduce the risk of fire, in the box below. If the answer to any question is no, include suitable action within the Action Plan.</i>		
<i>If applicable, list each hazard and any control measure to reduce the risk of fire here.</i>	-	-

Fire protection measures

	Inside the flat by the owner	Outside the flat by the Managing Agent
Are all escape routes kept clear of obstructions to enable people to escape safely?	Yes	Yes
Are all fire exits easily and immediately openable?	Yes	Yes
Are distances of travel considered reasonable?	Yes	Yes
Do walls and structures protecting stairways and escapes provide an adequate level of fire resistance?	-	Yes
Is the fire resistance of doors to stairways and escape routes considered adequate?	-	Yes
Where necessary, are doors fitted with suitable self-closing devices that close the doors effectively?	Yes	Yes
Are there adequate levels of artificial lighting provided in the escape routes?	-	Yes
Where necessary, has a reasonable standard of emergency escape lighting been provided?	-	Yes
Where necessary, is a reasonable standard of fire exit and fire safety signs provided?	-	Yes
Are smoke and/or heat alarms/detectors provided and is the extent and coverage considered adequate?	-	Yes
Is there a reasonable provision of firefighting equipment (fire extinguishers, fire blanket)?	-	Yes
<i>Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.</i>		
<i>Write brief details of your fire protection measures here.</i>		

Management of fire safety

	Inside the flat by the owner	Outside the flat by the Managing Agent
Are fire procedures appropriate and documented?	Yes	Yes
Is the information on fire safety and the action to take in the event of a fire given to guests?	Yes	Yes
Are any staff members given regular instruction and training on the action to take in the event of a fire?	-	Yes
Are frequent checks carried out to ensure exit routes are kept clear and fire exits remain easily openable?	-	Yes
Are periodic checks carried out on fire doors to ensure they remain in good condition and close effectively?	-	Yes
Are smoke and heat alarms tested monthly?	Yes	Yes
Are weekly testing and six-monthly servicing routines in place for the fire detection and alarm system?	-	Yes
Are all smoke/heat alarms (or fire detection and alarm systems, where fitted) tested at every changeover?	-	Yes
Where fitted, are monthly and annual testing routines in place for the emergency escape lighting?	-	Yes
Where provided are fire extinguishers subject to annual maintenance?	-	Yes
Are records of testing and maintenance maintained?	-	Yes
<i>Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.</i>		
<i>Write brief details of your management of fire safety here.</i>		

Action plan

If any of the above boxes are ticked with a 'No', the deficiencies should be described below, along with proposed action for rectification.

Item	Deficiency	Proposed action	Timescale	Person Responsible
No actions				