EDMUND PLATT

Professional Property Representation & Reporting

RESIDENTIAL FIRE RISK ASSESSMENT

A structured review of fire hazards, control measures and required actions

REDACTED EXAMPLE PROPERTY

PROPERTY AND CLIENT DETAILS REMOVED

ASSESSMENT DATE	REPORT REFERENCE
30 July 2026	**FRA-REDACTED-EXAMPLE**

Report information

Property	Example HMO Property, Property details removed
Assessment date	30 July 2026
Review date	29 July 2027, or earlier if circumstances materially change
Report reference	FRA-REDACTED-EXAMPLE
Client / managing agent	Managing Agent
Responsible person	Responsible Person
Assessor	Edmund Platt
Document status	Working Draft - Edition 1.0

Purpose and scope

This report records a residential fire risk assessment of the readily accessible areas of the premises, the information made available at the time of inspection and the fire-safety arrangements described by the client. It identifies observed hazards, existing control measures and actions requiring attention.

Assessment basis

The assessment has been structured with regard to the Regulatory Reform (Fire Safety) Order 2005, as amended; the Housing Act 2004 and applicable HMO licensing requirements; relevant government guidance for sleeping accommodation; and the Fire Safety Act 2021 and Fire Safety (England) Regulations 2022 where applicable to the premises. References to legislation and guidance describe the assessment framework and are not a substitute for specialist legal or technical advice.

Inspection limitations

- The assessment was visual and non-invasive; concealed construction and inaccessible areas were not opened or tested.
- Specialist certificates and service records remain the responsibility of the relevant competent persons and duty holders.
- The assessment should be reviewed if occupancy, layout, use, fire precautions or other material circumstances change.

Photographic / plan record

Floor plan provided to the managing agent. Supporting photographs retained with the assessment record.

Executive summary

Premises assessed	Two-storey residential HMO
Maximum occupancy	Seven residents, plus occasional visitors
Assessment completed	30 July 2026
Fire precautions recorded	Interlinked detection, call points, emergency lighting, fire doors, signage and kitchen fire blanket
Actions identified	Four actions are recorded in the Remedial Action Plan
Review	By 29 July 2027, or sooner following a material change

Summary of findings

- No structural hazards or hazardous substances were identified during the assessment.
- The principal foreseeable ignition risk arises from electrical installations/equipment, the gas boiler and smoking.
- The kitchen and cooking equipment represent the area of greatest potential fire risk.
- Ongoing tenant induction, routine inspection, alarm testing and maintenance records form important control measures.
- Fire-escape signage, no-smoking signage, updated floor plans and portable-appliance testing require follow-up.

Professional statement

The findings are based on conditions observed and information available on the assessment date. Responsibility for implementing, monitoring and recording the identified control measures remains with the responsible person and relevant duty holders.

1. Premises details

Premises Address	Example HMO Property, property details removed.
Occupier(S)	Single people of working age.
Owner	Property Owners
Agent	Managing Agent
Responsible Person	Responsible Person
Use & Maximum Number Of Persons Present	7
Hours Premises Are In Use	24/7
Construction	Brick built, with slate pitched roof
Dimensions	Floor plan provided
No. Of Floors In Premises	2
No. Of Floors In Building	2
Details Of Other Premises If Part Of Multi-Occupied Building	None
Name Of Assessor Including Contact Details	Mr Edmund Platt Mobile: 07 715 346 360 Email: edmund.p@btinternet.com
Date Assessment Carried Out	30th July 2026
Review Date	29th July 2027 the review date will be brought forward if the current status changes.

2. Premises plan

A floor plan was supplied to the managing agent. The plan should identify the escape routes and relevant preventive and protective measures, and should be kept with the current assessment record.

Plan status	Provided to managing agent
Required review	Update the plan to reflect current fire-safety measures
Action owner	Responsible Person
Target date	30 August 2026

Assessment coverage and status

This overview provides a concise record that each principal assessment area has been considered. Select one status for each line, using 'Not verified' where a condition, system or supporting information could not be confirmed. Detailed observations and required actions are recorded in the sections that follow.

Assessment area	Satisfactory	Action required	N/A	Not verified
Electrical ignition sources	[ ]	[ ]	[ ]	[ ]
Smoking controls	[ ]	[ ]	[ ]	[ ]
Arson and site security	[ ]	[ ]	[ ]	[ ]
Heating and cooking	[ ]	[ ]	[ ]	[ ]
Housekeeping, waste and combustible storage	[ ]	[ ]	[ ]	[ ]
Contractors, maintenance and building work	[ ]	[ ]	[ ]	[ ]
Furniture and furnishings	[ ]	[ ]	[ ]	[ ]
People requiring assistance	[ ]	[ ]	[ ]	[ ]
Fire detection and alarm	[ ]	[ ]	[ ]	[ ]
Escape routes and final exits	[ ]	[ ]	[ ]	[ ]
Fire doors and fire separation	[ ]	[ ]	[ ]	[ ]
Emergency lighting and fire-safety signs	[ ]	[ ]	[ ]	[ ]
Firefighting and suppression systems	[ ]	[ ]	[ ]	[ ]
Management, maintenance and records	[ ]	[ ]	[ ]	[ ]

3. Fire hazards

3.1 Sources of ignition

Hazards Identified	Electrical circuits. Wiring, lights, sockets, electrical equipment and gas boiler. Mains electric control panel. Gas Meter. Electric Meter. Smoking in, or in close proximity to the premises.
Existing Control Measures	The property is located within a defined Article 4 area and is also governed by Preston Council's HMO licensing scheme. To further mitigate the hazards identified, a full (EICR) has been carried out by a competent person, all relevant paperwork has been provided. Furthermore, a landlord's Gas Safety Certificate has been provided to ensure compliance with the safety requirements. The mains electric control panel and meter are located in the entrance. The gas meter is located within cupboard, inside room 1, with a labelled emergency cut-off switch. Gas boiler is located by the back door, just off from the kitchen. There is some evidence that landlord-supplied electrical items were last PAT tested 23/01/26, but it's not clear if everything has been checked and labelled accordingly. A Gas Safety Inspection is carried out annually.

3.2 Sources of fuel

Hazards Identified	All furniture and fittings that are provided conform to British fire safety standards. The property is covered by a no smoking policy, which is covered as part of the tenant induction process when tenants move in.
Existing Control Measures	There is a fire panel fitted in the hallway, along with a hard copy of the property's fire safety instructions: Alarm Log & Instructions kept here Wired-in smoke detectors are fitted in the hallway, landings, all bedrooms: Fire Equipment There is a heat detector fitted in the kitchen: Kitchen Heat Detector All alarms are interlinked and are tested in accordance with prescribed testing schedules. Alarm Monitoring Call-points are fitted on every floor and by the exits. Call Point Escape route signage is displayed where relevant. TBA (Tenants briefed on exits as part of the check-in procedures)
Action Required	Regular/periodic inspections to ensure compliance by all tenants. 'No Smoking' signage to be displayed throughout the property. TBA (Tenants also briefed on requirements at check-in) Smoking anywhere within the building constitutes a serious breach of the tenancy agreement and may result in enforcement action, including possession proceedings where appropriate. Action: Responsible Person.

3.3 Hazardous substances

Hazards Identified	None.
Existing Control Measures	N/A
Action Required	N/A

3. Fire hazards (continued)

3.4 Hazards from work processes

Hazards Identified	No work processes exist in this residential HMO
Existing Control Measures	An induction programme is carried out with all tenants prior to them moving in to make them aware of what is and what is not allowed in the premises. Hazardous/flammable materials must not be stored in the house at any time. Communal areas such as the hallway are to be kept clear of obstructions at all times. (All clear at time of visit). Communal Escape Routes
Action Required	Tenant compliance to the induction process. Regular/periodic inspections to ensure compliance. Action: Responsible Person.

3.5 Structural hazards

Hazards Identified	None.
Existing Control Measures	N/A.
Action Required	Ongoing inspections. Action: Responsible Person.

3.6 Potential for arson

Details	No Flammable materials stored within the house. No rubbish allowed to accumulate, either internally, or in the back yard.
Action Required	Regular/periodic inspections are carried out to ensure no flammable materials are either stored within the house or disposed of. Action: Responsible Person.

3. Fire hazards (continued)

3.7 Housekeeping, waste and combustible storage

Observations	To be completed.
Existing control measures	To be completed.
Action required	To be completed.

3.8 Portable heating

Observations	To be completed.
Existing control measures	To be completed.
Action required	To be completed.

3.9 Contractors, maintenance and building work

Observations	To be completed.
Existing control measures	To be completed.
Action required	To be completed.

3.10 Furniture and furnishings

Observations	To be completed.
Existing control measures	To be completed.
Action required	To be completed.

4. Mitigating the effects of fire

4.1 Means of fighting fire

Details	As part of the induction the tenants are informed that, in the event of a fire, they must activate the nearest alarm call-point to alert other tenants and then leave the building immediately and not stop to gather their belongings. The fire brigade should be called after exiting the building. A Fire Blanket has been provided in the kitchen. Kitchen Fire Blanket
Matters Of Concern	The safety of tenants in the event of a fire.
Action Required	Safety induction compliance by tenants.

4.2 Restricting fire spread

Hazards Identified	Open staircases from hallway and main lounge to bedrooms.
Existing Control Measures	Fire doors are fitted to all bedrooms and escape routes in accordance with fire regulations and building regulations. (All used and working effectively at time of visit).
Action Required	Regular/periodic inspections to ensure the fire exits are kept clear at all times. Action: Responsible Person.

4.3 Segregating higher-risk areas

Hazards Identified	The area with the highest risk is the kitchen and cooking apparatus.
Existing Control Measures	The induction process states that all tenants must only cook in the kitchen and not in their bedrooms. They are also informed that ovens and hobs must be switched off when not in use, as well as not to leave toasters unattended when in use. The tenants have been made aware, during their induction, that fire doors must not be kept ajar, and explained why they must be closed to ensure their safety in the event of a fire. Wired-in, interlinked smoke detectors and a kitchen heat detector are sited in every room and on every level of the property.
Action Required	Regular/periodic review of tenant compliance. Action: Managing Agent.

4.4 External walls, balconies and external fire spread

Observations	To be completed where applicable.
Existing control measures	To be completed.
Action required	To be completed.

4.5 Sprinklers and other suppression systems

Provision	No sprinkler or other suppression system recorded at these premises.
Assessment status	Not applicable unless a system is installed.
Action required	None recorded.

5. History and fire development

5.1 History of previous fires

Details	We have no history of any previous fires at this property.
Action Required	Regular/periodic inspections. Action: Managing Agent

5.2 Most likely fire-development scenario

Scenario	To include details of estimated fire development and heat and smoke generation. A kitchen fire is the most likely area of the property for a fire to start. Alternatively, tenants smoking within the boundary walls would represent a serious danger. This could spread quickly if all the fire doors were not closed as they should be. Further danger could occur if the smoke detectors were not working as they should and if the exit routes were blocked in some way.
Action required	Existing control measures detailed in sections 3 & 4 (above) to be maintained/adhered to. Tenants are asked to comply fully with the control measures, within their sphere of influence, during the initial induction. Ensure continuous display of ‘no smoking’ signage throughout the property. (See action plan). NB. At check-in, all tenants are informed of the policy of not smoking within the premises, and this forms part of the conditions of their approval for a tenancy). Exit routes clearly sign-posted. (See action plan). Regular/periodic inspections carried out to ensure ongoing compliance in all areas detailed. Action: Responsible Person.

6. People at risk

6.1 Occupants and visitors

Details Of Occupants	The maximum number of tenants is Seven plus occasional visits by tenants' guests.
Details Of Any Persons Considered To Be Particulary At Risk E.G Lone Workers, Visitors, People With Special Needs, People Who May Be Asleep	The tenants are allowed visits from friends and family; however, it is the responsibility of the tenant to ensure that visitors follow the house rules at all times. Smoke and fire alarms/sounders are tested in accordance with prescribed guidelines. Alarm Testing Log
Action Required	This also forms part of the check-in process; whereby new tenants are informed of their responsibility to apprise guests regarding house rules and fire safety. Ongoing inspections/testing to ensure compliance to the induction process and operation of equipment. Action: Responsible Person.

6.2 Young persons employed at the premises

Details	N/A
Additional Action Required	N/A

6.3 Disabled or otherwise vulnerable occupants

Persons requiring assistance	To be confirmed at each assessment and following any relevant change in occupancy.
Evacuation assistance / arrangements	To be completed where applicable.
Action required	To be completed where applicable.

7. Fire detection and warning

7.1 Detecting and giving warning of fire

Details	A 'wired-in', interlinked smoke alarm system has been installed specifically to detect and warn tenants of a potential fire as discussed in section 3.2 above.
Matters Of Concern	System fails or doesn't work. (No issues detected at time of inspection).
Action Required	Regular/periodic Smoke and Carbon Monoxide alarm tests to be carried out. A regular maintenance programme must be followed to ensure that the fire alarm system employed is fit for purpose coupled with 6-monthly checks & certification. Action: Responsible Person.

7.2 Alarm specification, coverage and servicing

System category / grade	To be confirmed from the current system information or competent contractor records.
Coverage and warning arrangements	Wired-in, interlinked detection, call points and a kitchen heat detector are recorded elsewhere in this assessment.
Testing and servicing	Weekly operational tests and six-monthly competent inspection/certification are recorded as management controls.
Action required	Confirm the system category/grade and retain the current testing and servicing arrangements.

8. Escape routes

8.1 Travel distances

Existing Provision	The distances involved are considered acceptable. .
Matters Of Concern	It is important that all exits are kept clear at all times and that fire doors are not wedged or propped open. No issues detected at time of visit. See Action Plan re: signage.
Action Required	Regular/periodic inspection and testing to ensure compliance of above. Action: Responsible Person.

8.2 Escape routes and exits

Existing Provision	There are two main fire exits within the premises, the front and back doors, which are both fitted with thumb locks.
Matters Of Concern	Exit routes must be kept clear at all times. No issues detected at the time of the visit.
Action Required	Tenants are fully briefed on their responsibilities in this respect at induction. Regular/periodic inspection by: Managing Agent.

8.3 Safe use of escape routes

Existing Provision	No obstacles in the way of fire escapes as discussed in section 9.2 above. Escape routes are signposted. (See action plan). Emergency lighting is provided and regularly tested: Emergency Lighting Test Log
Matters Of Concern	Continuous and effective operation of emergency lighting.
Action Required	Regular/periodic inspection by: Managing Agent. Annually emergency lighting tests/inspections carried out, along with monthly tests by agent.

8. Escape routes (continued)

8.4 Fire doors and self-closing devices

Observations	Fire doors are recorded to bedrooms and escape routes. Condition, fit, self-closing action and freedom from obstruction should be checked during routine inspections.
Matters of concern	To be completed where defects or unauthorised alterations are identified.
Action required	Record and remedy any defects identified.

8.5 Final exits, locks and openability

Observations	Front and rear final exits with thumb-turn locks are recorded elsewhere in this assessment.
Matters of concern	Final exits must remain unobstructed and readily openable without the use of a key.
Action required	Continue routine checks and record any defect requiring attention.

8.6 Emergency lighting

Provision	Emergency lighting is recorded along the escape routes.
Testing and servicing	Monthly operational testing and annual inspection/testing are recorded as management controls.
Action required	Maintain the existing testing regime and record defects and remedial work.

9. Emergency action and evacuation

9.1 Emergency action plan / evacuation procedures

Existing Procedures	All appropriate actions are covered during the induction process.
Matters Of Concern	Non-compliance by the tenants.
Action Required	A full induction is carried out with each individual tenant as part of the check-in process. Records to be maintained, via tenancy agreements etc. Action: Responsible Person.

10. Fire-safety management

10.1 Fire-safety policy statement

Details	It is the policy of Managing Agent to ensure that all tenants must understand the importance of the induction/check-in process prior to being considered as a tenant of these premises.
Matters Of Concern	Non-compliance by the tenants.
Action Required	Signed contracts/tenancy agreements kept on file, which will confirm the tenants understanding of the fire safety policy. Copies are distributed to each tenant and to be kept on file by: Managing Agent.

10.2 Monitoring and review procedures

Details	Tenant compliance to the contract/tenancy agreement and the induction process.
Matters Of Concern	Non-compliance by the tenants.
Action Required	Regular/periodic review to ensure tenant compliance. Action: Responsible Person.

11. Maintenance and records

11.1 Maintenance of preventive and protective measures

Details	Covers: Weekly testing of the smoke and Carbon Monoxide alarms. Regular/periodic monitoring of the premises to ensure flammable materials are not stored in the house. Ensure fire exits are kept clear at all times Annual Landlords Gas Safety Certification. EICR (five yearly) test certificate. PAT testing (annually). Emergency Lighting test certificate (annually) & monthly operation test. Induction process for tenants. Communal cleaning monthly. Ongoing adherence to HMO licence conditions. Appropriate signage.
Matters Of Concern	Non-compliance by the tenants.
Action Required	Action: Responsible Person.

11.2 Maintenance and training records

Details	Records of training and associated relevant communications are held by: Managing Agent.
Matters Of Concern	None
Action Required	N/A

11.3 Inspection and maintenance schedule

This schedule brings together the principal recurring fire-safety checks described in the assessment. It does not duplicate certificates or compliance records retained by the landlord or managing agent.

Provision	Routine inspection / test	Servicing or further review	Responsible person
Fire detection and alarm	Weekly operational test recorded in the fire-alarm log	Six-monthly inspection/certification by a competent contractor	Responsible Person / managing agent
Emergency lighting	Monthly functional test	Annual inspection and duration test by a competent contractor	Managing agent
Fire doors and self-closing devices	Condition and operation checked during routine inspections and at tenancy change	Further competent inspection where defects or concerns are identified	Managing agent
Final exits and escape routes	Routes kept clear; locks, fastenings and final exits checked for ease of use	Further inspection or repair where defects are identified	Managing agent
Fire blanket / firefighting provision	Condition, accessibility and signage checked during routine inspections	Maintained or replaced in accordance with competent advice and manufacturer information	Managing agent
Fire-safety signs and notices	Presence, visibility and continued suitability checked during routine inspections	Replace or update when missing, damaged or no longer appropriate	Managing agent
Suppression / sprinkler system	Not recorded at these premises	Not applicable unless a system is installed	N/A

12. Co-operation, co-ordination and consultation

12.1 Co-operation between occupiers

Details	Control measures covered with all tenants as part of their induction, when they move into the property. Compliance to the induction process to be monitored during regular/periodic inspections.
Matters Of Concern	Non-compliance by the tenants.
Action Required	Good communication with the tenants and matters arising promptly addressed. Action: Responsible Person.

12.2 Consultation with interested parties

Details	None.
Matters Of Concern	N/A.
Action Required	N/A.

12.3 Contact with external emergency services

Details	The induction process covers this element.
Matters Of Concern	Non-compliance by the tenants.
Action Required	As covered in 14.1 above

13. Remedial action plan

The following actions were identified during the assessment. Completion evidence and verification should be recorded by the responsible person or managing agent.

Deficiency	Remedial action required	Target date	Date completed	Verified by
Fire Escape signage	Source and site suitable signage in all relevant areas	30/08/26		
No Smoking signage	Source and site suitable signage in all relevant areas	30/08/26		
Floorplans	N. Torbet to get floorplans updated to reflect fire safety measures.	30/08/26		
PAT	Review portable appliance testing and ensure that all relevant items are checked and properly labelled.	23/01/27		

Action-plan oversight

Responsible person	Responsible Person
Managing agent	Managing Agent
Assessor	Edmund Platt
Review trigger	Completion of actions, annual review, or earlier material change

14. Assessment review history

Record each formal review of this assessment. A review should also be completed following a material change to the premises, occupancy, use, fire precautions or management arrangements.

Review date	Material changes?	Further action required?	Reviewed by	Initials
29 July 2027				

Review prompts

- Confirm whether the premises, occupancy or responsible persons have changed.
- Confirm whether fire precautions, escape arrangements or management procedures have changed.
- Record newly identified hazards, defects, incidents or enforcement matters.
- Update the Remedial Action Plan where further action is required.

Assessor declaration

I confirm that I carried out a review of the fire-safety arrangements at Example HMO Property on 30 July 2026 and that this report records the information made available, the conditions observed and the actions identified at that time.

The remedial actions are to be overseen by the responsible person and managing agent. This assessment should be reviewed by the stated review date, or sooner if there is a material change to the premises, occupancy, use or fire-safety arrangements.

Assessor	Edmund Platt
Assessment date	30 July 2026
Signature	
Responsible person	Responsible Person
Acknowledgement / date	

Prepared by Edmund Platt

Professional Property Representation & Reporting

ACCREDITED MEMBER