



# Welcome to 38 CAPITOL SQUARE EPSOM

## **Fire Risk Assessment**

15 September 2023

## Property Details

<b>Address of property assessed</b>	<b>38 Capitol Square</b> 4-6 Church Street Epsom Surrey KT17 4NP
<b>Number of floors</b>	Single floor apartment on fourth floor of a purpose-built residential building over a ground floor retail unit and underground car park.
<b>Number of rooms</b>	3
<b>Construction</b>	Timber Frame
<b>Assessor</b>	Chris East, Owner
<b>Date of assessment</b>	15 September 2023
<b>Responsible person</b>	Chris East, Owner
<b>Freehold Owner</b>	HML Anderton 94 Park Lane Croydon Surrey CR0 1JB  <a href="http://www.hmlandertons.com">www.hmlandertons.com</a>
<b>Notes</b>	There is no gas supply to the building.

## Fire hazards and controls

<b>Are fixed electrical installations tested every 5 years?</b>	Yes
<b>Are electrical appliances periodically tested?</b>	Yes
<b>Is smoking banned on the premises?</b>	Yes
<b>Are suitable arrangements in place for smokers?</b>	Yes
<b>Are the premises adequately secured?</b>	Yes
<b>Are combustible materials, waste and refuse bins stored safely clear of the premises or in purpose-built compounds/rooms?</b>	Yes
<b>Are heating systems subject to maintenance?</b>	Yes
<b>Are open fires and log burners banned?</b>	Yes
<b>Are measures taken to prevent cooking fires?</b>	Yes
<b>Are filters and ductwork subject to regular cleaning?</b>	Yes
<b>Is the standard of housekeeping adequate to avoid the accumulation of combustible materials?</b>	Yes
<b>Are combustible materials kept separate from ignition and heat sources?</b>	Yes
<b>Is it ensured that all contractors who undertake work on the premises are competent and qualified?</b>	Yes
<b>Are suitable measures in place to address the fire hazards associated with the use and storage of dangerous substances?</b>	Yes

## Fire protection measures

<b>Are all escape routes kept clear of obstructions to enable safe escape?</b>	Yes
<b>Are all fire exits easily and immediately openable?</b>	Yes
<b>Are distances of travel considered reasonable?</b>	Yes
<b>Do walls and structures protecting stairways and escapes provide an adequate level of fire resistance?</b>	Yes
<b>Is the fire resistance of doors to stairways and escape routes considered adequate?</b>	Yes
<b>Where necessary, are doors fitted with suitable self-closing devices that close the doors effectively?</b>	Yes
<b>Are there adequate levels of artificial lighting provided in the escape routes?</b>	Yes

<b>Where necessary, has a reasonable standard of emergency escape lighting been provided?</b>	Yes
<b>Where necessary, is a reasonable standard of fire exit and fire safety signs provided?</b>	Yes
<b>Are smoke and/or heat alarms/detectors provided and is the extent and coverage considered adequate?</b>	Yes
<b>Is there a reasonable provision of firefighting equipment (fire extinguishers, fire blanket)?</b>	Yes

## Management of fire safety

<b>Are fire procedures appropriate and documented?</b>	Yes
<b>Is the information on fire safety and the action to take in the event of a fire given to guests?</b>	Yes
<b>Are periodic checks carried out to ensure exit routes are kept clear and fire exits remain easily openable?</b>	Yes
<b>Are periodic checks carried out on fire doors to ensure they remain in good condition and close effectively?</b>	Yes
<b>Are smoke and heat alarms tested regularly?</b>	Yes
<b>Are regular testing and servicing routines in place for the fire detection and alarm system?</b>	Yes
<b>Are all smoke/heat alarms (or fire detection and alarm systems, where fitted) tested regularly?</b>	Yes
<b>Where fitted, are regular testing routines in place for the emergency escape lighting?</b>	Yes
<b>Where provided are fire extinguishers subject to annual maintenance?</b>	Yes
<b>Are records of testing and maintenance maintained?</b>	Yes