



Welcome to 38 CAPITOL SQUARE EPSOM

Fire Risk Assessment

15 September 2023

Property Details

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

Fire hazards and controls

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

Fire protection measures

Are all escape routes kept clear of obstructions to enable safe escape?	Yes
Are all fire exits easily and immediately openable?	Yes
Are distances of travel considered reasonable?	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
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

Management of fire safety

Are fire procedures appropriate and documented?	Yes
Is the information on fire safety and the action to take in the event of a fire given to guests?	Yes
Are periodic 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 regularly?	Yes
Are regular testing and 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 regularly?	Yes
Where fitted, are regular 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