Fire Risk Assessment

BS 9792:2025 — House in Multiple Occupation — EXAMPLE REPORT

27 Example Road, Southampton, SO99 9XX

PROPERTY AND JOB DETAILS

Premises: 27 Example Road, Southampton, SO99 9XX

Responsible Person: Mr J. Sample (landlord and owner)

Managed by: Sample Lettings Ltd (managing agent)

Job reference: CF-EXAMPLE

Date of assessment: 1 September 2026

Date of previous assessment: None — first assessment of the premises

Suggested review date: By 31 August 2027, or sooner on any significant change

Report reviewed by: Matt McAllen (self-review)

Document type: FIRE RISK ASSESSMENT — BS 9792:2025. Prepared by ClearFire Compliance.

ASSESSOR

Matt McAllen

Fire Risk Assessor — ClearFire Compliance
Level 3 Certificate in Fire Risk Assessments
Associate Member of IFSM (Reg No 8267)

Contents

This report records the fire risk assessment of the premises named on the cover, carried out on the date shown. It is written to be read without specialist knowledge. If you read nothing else, read section 8 — the Action Plan — which lists everything that needs doing, in priority order, and who it falls to.

How to use this document

How to read the assessed items. Sections 4, 5 and 6 work through the premises item by item. Each item carries a coloured tag, and the statement beneath it is edged in the matching colour:

SATISFACTORY	The arrangement met the benchmark applied, at the time of the assessment. Nothing to do.
ACTION REQUIRED	A shortfall was found. The statement says what is needed, and carries a cross-reference like this → Action A1 telling you which item in the Action Plan puts it right.
N/A	The item does not apply to these premises. The reason is given.
INFO	Background or context, recorded rather than assessed. Nothing to do.

How to read the Action Plan. Every action in section 8 carries a priority, a timeframe, and the person it falls to:

URGENT	Act immediately — a significant risk to life. If the work cannot be completed at once, put the stated interim measure in place today.
IMPORTANT	As soon as reasonably practicable, within the timeframe shown against the action.
RECOMMENDED	An improvement to arrangements already adequate, worth making at the next review or as part of routine maintenance. Not a shortfall against the law or the guidance.

Action by whom names who each action falls to — the Responsible Person, the Managing Agent, the Landlord or Owner, or the Tenants. **Interim measures** are listed in their own table beneath the action plan. They hold the risk down until the action they relate to is completed; they do not replace it.

Shortfalls and improvements are not the same thing. An *observed deficiency* fails the benchmark and is recorded as Action Required; a *recommended betterment* improves an arrangement that is already adequate. Likewise, *must* comes from legislation or guidance, *should* is recommended and left to you. Section 1 sets out what the assessment covered and what it did not.

1. Scope, basis and limitations

This is a fire risk assessment of a house in multiple occupation (HMO) carried out under BS 9792:2025 (*Fire risk assessment — Housing*). It covers the common parts of the premises and, within the assessor's competence, the let rooms, and it considers the fire safety of the residents and of anyone else lawfully on the premises. Assessor IFSM reg. 8267.

The assessment sits across two legal regimes. The Regulatory Reform (Fire Safety) Order 2005 applies to the common parts, and the Housing Act 2004 (Part 1 HHSRS and Part 2 HMO licensing) together with the Management of Houses in Multiple Occupation (England) Regulations 2006 apply to the house as a whole, including the let rooms. BS 9792:2025 is the method used across both.

The practical benchmark applied is the LACORS guide *Housing – Fire Safety* (2008), Case study D4 (shared house of no more than two storeys), together with Southampton City Council's Guidance on Standards for HMOs (V7, 2025). Detection is benchmarked to BS 5839-6:2019+A1:2020 and emergency lighting to BS 5266-1:2025. Each item in sections 4, 5 and 6 is judged against these documents, proportionately to the size and risk of the premises.

The assessment is based on a visual, non-destructive inspection of the premises on the date shown, on information provided by the landlord and the managing agent, and on the records made available on the day. No opening-up of construction, no testing of installations and no sampling of materials was undertaken. Where a third-party certificate was seen it is recorded as seen, in date and satisfactory; its contents are not reproduced here.

The assessment records the position on the day of the inspection. Rooms were inspected where access was given; the occupied rooms were viewed with the residents' agreement. Nothing in this report should be read as a structural survey, an electrical or gas inspection, or a check of compliance with the HMO licence conditions beyond those bearing on fire safety.

2. General Information

A1 — Document INFO

Fire Risk Assessment — HMO — BS 9792:2025.

A2 — Carried out for and on behalf of (Client) INFO

Mr J. Sample, landlord and owner.

A3 — Address of premises INFO

27 Example Road, Southampton, SO99 9XX.

A4 — Dutyholder (person having control) INFO

The landlord, Mr J. Sample, is the Responsible Person and the licence holder. Day-to-day management is carried out by Sample Lettings Ltd under a full management agreement.

A5 — Person(s) from whom information was obtained INFO

Mr J. Sample (landlord); the property manager at Sample Lettings Ltd; two residents present at the inspection; direct observation by the assessor.

A6 — Assessor INFO

Matt McAllen.

A7 — Assessor qualifications INFO

Level 3 Certificate in Fire Risk Assessments.

A8 — Assessor associated membership INFO

Associate Member of the Institute of Fire Safety Managers (IFSM).

A9 — Report reviewed by INFO

Matt McAllen (self-review).

A10 — Date of fire risk assessment INFO

1 September 2026.

A11 — Date of previous fire risk assessment INFO

None — this is the first fire risk assessment of the premises.

A12 — Date proposed for review INFO

By 31 August 2027, or sooner on any significant change to the premises, occupancy or fire strategy, or following a fire.

A13 — Type and scope of the assessment INFO

A fire risk assessment of the house in multiple occupation under BS 9792:2025, covering the common parts and the let rooms within the assessor's competence, by visual non-destructive inspection. Assessor IFSM reg. 8267. The full scope, basis and limitations are set out in section 1.

A14 — Executive summary INFO

27 Example Road is a two-storey mid-terrace shared house licensed for four persons under the council's additional licensing scheme, fully occupied at the time of inspection. Benchmarked against LACORS Case study D4 and the Southampton City Council HMO Standard, the physical fire precautions exceed the minimum for a house of this type: a mains-wired, interlinked, battery-backed Grade D detection system covering the escape route at both levels, the kitchen and the living room; a hall and stair of sound construction with self-closing FD30 doors to the risk rooms, which the guidance does not require here; escape signage; and a fire blanket in the kitchen. One matter needs immediate attention — neither final exit can be opened from inside without a key, the front door because of a key-only mortice deadlock and the rear door because its multipoint lock is key-operated. Beyond that, the alarm heads are past the manufacturer's replace-by date, the kitchen extractor is heavily greased, one door closer is out of adjustment, and the fire-safety management basics are not yet in place: no written fire procedure or resident information, no routine test regime or log, and the gas safety record was not available on the day. The overall risk to life is assessed as Moderate, reducing to Tolerable once the action plan is completed.

A15 — Matters arising from a review of a previous FRA or FRAEW INFO

None — this is the first fire risk assessment. No external wall appraisal (FRAEW) has been carried out and none is required for a two-storey masonry house.

A16 — Relevant guidance used in this assessment INFO

BS 9792:2025 (Fire risk assessment — Housing); LACORS *Housing – Fire Safety* (2008), Case study D4 (shared house of no more than two storeys); Southampton City Council Guidance on Standards for HMOs (V7, 2025); BS 5839-6:2019+A1:2020 (fire detection and alarm systems in domestic premises); BS 5266-1:2025 (emergency lighting).

A17 — Applicable fire safety legislation INFO

Regulatory Reform (Fire Safety) Order 2005, as amended by the Fire Safety Act 2021 and section 156 of the Building Safety Act 2022 — common parts; Housing Act 2004 (Part 1 HHSRS; Part 2 HMO licensing); Management of Houses in Multiple Occupation (England) Regulations 2006.

A18 — Other legislation that impacts on fire safety INFO

Gas Safety (Installation and Use) Regulations 1998; Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020; Smoke and Carbon Monoxide Alarm (England) Regulations 2015 (as amended 2022); Furniture and Furnishings (Fire) (Safety) Regulations 1988.

3. The Premises and their Occupants

P1 — Type and use of the premises INFO

House in multiple occupation — a shared house let on a single joint tenancy to five unrelated adults, with a shared kitchen, living room and bathrooms. Simultaneous evacuation strategy.

P2 — Number of storeys above and below ground INFO

Two storeys above ground; no basement or cellar.

P3 — Height of the uppermost storey INFO

The first floor is below 4.5 m above ground level (two-storey terrace). Estimated, not measured.

P4 — Brief details of construction INFO

Mid-terrace house of solid brick construction, rendered to the front, with a pitched, tiled roof and timber suspended floors, built around 1900. Walls and partitions of sound plastered construction throughout. No compartmentation breaches were observed.

P5 — Number and type of dwellings INFO

A single HMO of four lettable bedrooms — one on the ground floor and three on the first floor — with a shared kitchen and living room on the ground floor and a bathroom on the first floor.

P6 — Non-domestic areas that could impact on fire risk INFO

None.

P7 — Internal layout of the premises and their escape routes INFO

Ground floor: entrance hall and stair (the escape route), one bedroom, living room and kitchen. First floor: landing, three bedrooms and a bathroom. A single internal stair links the floors and discharges into the entrance hall. Two final exits: the front door from the hall to the street, and the rear door from the kitchen to an enclosed yard with a gate to a rear access lane.

P8 — Number of occupants INFO

Licensed for a maximum of four persons in four rooms. Four residents in occupation at the time of inspection.

P9 — Characteristics of the occupants INFO

Four working adults in their twenties and thirties, unrelated, each occupying a single room and sleeping on the premises. No resident was identified as having a disability or other need bearing on their ability to hear the alarm or to leave the building unaided.

P10 — Number of persons other than residents INFO

None. There are no on-site staff. The managing agent visits quarterly.

P11 — Approximate floor area INFO

Approximately 80 m² across two floors. Estimated, not measured.

P12 — Number, type and location of escape stairs and the floors they serve INFO

One internal stair, serving the ground and first floors, within the escape route. There is no alternative stair.

P13 — Number of lifts serving upper or basement floors INFO

None.

P14 — Arrangements for people with specific evacuation requirements INFO

None currently needed — no resident with a specific evacuation requirement was identified. Any future resident with such a need should be identified on letting and a person-centred fire risk assessment carried out.

P15 — Fire history INFO

No fire history was reported by the landlord, the managing agent or the residents.

P16 — Malicious fire-setting or vandalism history INFO

None known.

P17 — Fire safety information INFO

Fire exit and no-smoking signage is displayed, but no written fire-safety information had been given to the residents. Addressed under fire safety management.

P18 — Other matters that could have an impact on fire risk INFO

The property is run through a managing agent; most actions fall to the agent on the landlord’s behalf.

P19 — Any other relevant matters INFO

Nearest fire station: Example Road Fire Station (Hampshire & Isle of Wight Fire and Rescue Service), approximately 1.2 miles by road, indicative travel time 4–6 minutes. Travel time is indicative only. Fire and rescue service access to the front of the property is good; the street has permit-controlled on-street parking on both sides, which may slow appliance access at busy times.

4. Elimination and Control of Fire Hazards

Hazard 1 — Malicious ignition SATISFACTORY

No significant risk of malicious ignition was identified. The front door is kept locked, the rear yard is enclosed and gated, and the refuse bins are kept in the yard clear of the building.

Hazard 2 — Electrical faults SATISFACTORY

The fixed electrical installation appeared in good order, with a split-load consumer unit providing RCD protection and no damaged accessories or overloaded sockets observed. A current Electrical Installation Condition Report was seen and is in date and satisfactory. Portable appliance testing of the landlord-supplied appliances is addressed under fire safety management.

Hazard 3 — High-density electricity storage and photovoltaic panels N/A

No battery storage or photovoltaic installation is present.

Hazard 4 — Smoking SATISFACTORY

The tenancy agreement prohibits smoking inside the house, no-smoking and no-open-flames signage is displayed in the hall and kitchen, and no evidence of smoking indoors was observed. Residents who smoke do so in the rear yard.

Hazard 5 — Cooking ACTION REQUIRED

Cooking takes place only in the shared ground-floor kitchen, which has an electric ceramic hob and oven; no cooking equipment was found in the bedrooms. The grease filter and underside of the extractor hood have a heavy build-up of grease, which is a ready fuel directly above the hob. The hood and filter should be degreased and a regular cleaning routine put in place. A heat alarm and a fire blanket are provided (see Protection 1 and 5). → **Action A4**

Hazard 6 — Inadequate control over the use of portable heaters N/A

No portable heaters were in use; the house is heated by a gas central-heating system.

Hazard 7 — Contractors' activities and hot work N/A

No contractor or hot-work activity was taking place and none is a routine feature of the premises.

Hazard 8 — Heating installations SATISFACTORY

A wall-mounted gas combination boiler in the kitchen serves the central heating and hot water; it appeared in good order with no signs of scorching or leakage, and a carbon monoxide alarm is fitted in the kitchen. Confirmation of a current gas safety record is addressed under fire safety management.

Hazard 9 — Lightning N/A

Lightning protection is not a relevant consideration for a terraced house of this type.

Hazard 10 — Housekeeping SATISFACTORY

The house was generally clean and tidy. The hall, stair and landing were clear of storage. The under-stair cupboard held a vacuum cleaner and cleaning materials only.

Hazard 11 — Waste management SATISFACTORY

Household waste is kept in wheeled bins in the rear yard, clear of the building and the rear exit. The kitchen bin is emptied regularly.

Hazard 12 — Battery-powered mobility scooters, e-scooters, e-bikes, etc. N/A

No e-bikes, e-scooters or similar battery-powered vehicles were present, and the residents confirmed none are kept.

Hazard 13 — Electric motor vehicles N/A

No electric vehicle charging is provided and none takes place at the premises.

Hazard 14 — UPS systems and energy storage systems N/A

None present.

Hazard 15 — Furniture and furnishings SATISFACTORY

The landlord-supplied beds, mattresses and living-room seating sampled carried permanent labels confirming compliance with the Furniture and Furnishings (Fire) (Safety) Regulations 1988. Any replacement furniture should likewise be compliant.

Hazard 16 — Hazards not elsewhere recorded SATISFACTORY

No other fire hazards were identified. The original fireplaces have been blocked and vented.

Likelihood of fire — Interim estimate INFO

Medium (1.1). Normal fire hazards for a shared house of this type, generally under appropriate control, with the grease build-up on the kitchen extractor the one shortcoming of note.

5. Fire Protection Measures

Protection 1 — Fire detection and warning ACTION REQUIRED

A mains-wired, interlinked fire detection and alarm system with integral battery back-up is installed: smoke alarms in the hall and on the first-floor landing and in the living room, and a heat alarm in the kitchen. All alarms sounded together when tested. The coverage meets the Grade D, LD3 provision set out in LACORS Case study D4 for a two-storey shared house, BS 5839-6 and the Southampton City Council minimum. However, the heads are beyond their service life: the kitchen heat alarm carries a manufacturer's replace-by date of July 2025 and the label at the consumer unit records the circuit as installed in February 2014. Detectors are designed for a ten-year life, after which the sensor cannot be relied upon. All heads should be replaced with new interlinked units of the same grade. Routine testing and records are addressed under fire safety management. → **Action A2**

Protection 2 — Means of escape ACTION REQUIRED

The hall and stair form the escape route from the first floor, discharging to the front door; the kitchen gives a second final exit to the rear yard and lane. Travel distances are short and the route was clear. Neither final exit can be opened from inside without a key. The front door has a night latch with a thumb-turn, which is correct, but also a mortice deadlock below it with no internal thumb-turn, and residents confirmed the deadlock is used at night. The rear door is a uPVC door with a key-operated multipoint lock; the key was in the cylinder at the inspection, but a key that can be removed cannot be relied on to be there in a fire. Both should be made openable from inside without a key — a thumb-turn cylinder to the rear door and a thumb-turn deadlock, or removal of the deadlock, to the front door. Bedroom doors have thumb-turn privacy locks and open freely from inside. → **Action A1**

Protection 3 — Signs and notices SATISFACTORY

The escape route is simple and direct, so signage is not required for a shared house of this type under LACORS. Fire exit signs are nevertheless fitted in the hall and above the front door, with a "keep clear" notice, and no-smoking signage is displayed. Fire doors carry "fire door keep shut" discs. Written fire-safety information for residents is dealt with under fire safety management.

Protection 4 — Emergency escape lighting SATISFACTORY

Emergency lighting is required under LACORS only where the route is long or complex or lacks borrowed light. The hall and stair are short and direct, with borrowed light from the glazed front door and fanlight and from the landing window, and the escape route is lit by conventional lighting. No emergency lighting is required.

Protection 5 — Manual firefighting equipment ACTION REQUIRED

A fire blanket is wall-mounted in the kitchen beside the cooker, with its pull tapes accessible, which meets the LACORS Case study D4 requirement. The provision is adequate as it stands. LACORS additionally recommends a simple multi-purpose extinguisher on each landing; providing one is a recommended betterment, not a shortfall. → **Action A8**

Protection 6 — Separating elements and other measures to limit fire spread and development ACTION REQUIRED

LACORS Case study D4 does not require fire doors in a two-storey shared house, only sound, close-fitting conventional doors. The house exceeds this: the four bedroom doors, the living-room door and the kitchen door are FD30 fire doors with overhead self-closers and keep-shut signage, and the walls and floors are of sound traditional construction. One shortfall: the closer to the first-floor rear bedroom door is out of adjustment and did not close the door into its frame from the fully open position. It should be adjusted or replaced so the door latches from any position. The other doors closed correctly on release. → **Action A3**

Protection 7 — Automatic fire suppression N/A

No suppression system is fitted and none is required for a house of this type.

Protection 8 — Loadbearing elements of structure SATISFACTORY

Sound traditional brick and timber construction with no adverse observation.

Protection 9 — Fire spread over external walls SATISFACTORY

Solid masonry external walls with a painted render finish to the front; no cladding system or combustible facade element. No external wall appraisal is required.

Protection 10 — Smoke control N/A

No smoke control system is required for a house of this type.

Protection 11 — Facilities for firefighters SATISFACTORY

Fire and rescue service access to the front of the property is good. The nearest station is recorded in section 3.

Protection 12 — Relevant fire protection systems and equipment not elsewhere recorded N/A

No other fire protection systems are present or required.

6. Fire Safety Management

Fire safety is managed by — Context INFO

Sample Lettings Ltd on behalf of the landlord, Mr J. Sample, who is the Responsible Person and licence holder. The agent holds the keys, arranges maintenance and visits quarterly; there is no on-site manager.

Management 1 — Fire procedures ACTION REQUIRED

There is no written fire procedure and the residents had not been given written fire-safety information. Residents knew to leave and call 999, but not how to test or report a fault on the alarm. A simple simultaneous-evacuation procedure should be written down, a fire action notice displayed in the hall alongside the existing signage, and fire-safety information issued to every resident and to each new resident on moving in. → **Action A5**

Management 2 — Procedures for identifying people with specific evacuation requirements SATISFACTORY

The agent's tenancy sign-up asks whether a resident has any needs bearing on their safety, and none of the current residents has one. This is adequate for a shared house of this size.

Management 3 — Person-centred fire risk assessment (PCFRA) N/A

No resident with a specific evacuation requirement was identified, so no person-centred assessment is currently needed.

Management 4 — Arrangements for summoning the fire and rescue service SATISFACTORY

Residents would call 999 in the normal way; all residents have mobile phones.

Management 5 — Staff who respond to a fire and people who assist with evacuation N/A

There are no on-site staff.

Management 6 — Liaison with the fire and rescue service N/A

No specific liaison arrangement is required for a house of this type.

Management 7 — Routine inspections of the premises ACTION REQUIRED

There is no routine fire-safety test or inspection regime and no log book. The agent's quarterly visit does not include a fire-safety check. A monthly alarm test and a quarterly visual check of the fire doors and closers, the escape route, the final-exit fastenings and the fire blanket should be established and recorded. Where the agent cannot attend monthly, a nominated resident may be asked to press the test button and report the result. → **Action A6**

Management 8 — Monitoring and review of preventive and protective measures SATISFACTORY

Monitoring will be delivered through the routine regime being established (Management 7) and by review of this assessment at the stated interval or on any significant change.

Management 9 — Cooperation and coordination SATISFACTORY

The management agreement between the landlord and Sample Lettings Ltd was seen and sets out that the agent is responsible for compliance, maintenance and record-keeping on the landlord's behalf. Actions in this report are directed accordingly.

Management 10 — Training of any staff N/A

There are no staff requiring fire-safety training.

Management 11 — Fire drills, where appropriate N/A

Fire drills are not appropriate for a shared house of this type.

Management 12 — Resident engagement SATISFACTORY

The residents present were cooperative and aware of the alarm. Engagement will be improved by the resident information and house rules to be issued under Management 1 and Hazard 12.

Management 13 — Information to third parties N/A

No specific arrangement to inform third parties is required for a house of this type.

Management 14 — Testing and maintenance by a competent person ACTION REQUIRED

The Electrical Installation Condition Report was seen and is in date and satisfactory. The gas safety record for the boiler was not available on the day — the agent believes it is current and is to provide it. No portable appliance test records were available. The gas safety record should be provided, PAT records located or renewed, and both held with the log book together with the certificate for the replacement alarm heads (Action A2). → **Action A7**

Management 15 — Maintenance of the premises SATISFACTORY

The house is in good general repair and decorative order.

Management 16 — False alarms SATISFACTORY

The residents reported no false-alarm problems; the kitchen is covered by a heat alarm rather than a smoke alarm.

Management 17 — Documents and records not referred to elsewhere SATISFACTORY

The HMO licence, valid for four persons under the additional licensing scheme, was seen and is displayed in the kitchen. The tenancy agreement and the management agreement were seen. No previous fire risk assessment exists.

Consequence of fire — Interim estimate INFO

Moderate harm (1.1). The house is sleeping accommodation on two floors served by a single stair, so the consequence of fire cannot be slight. Interlinked detection at both levels and a short escape route of sound construction with self-closing fire doors make multiple fatalities unlikely, provided the final exits are made openable without a key and the ageing detector heads are replaced.

7. Risk Rating

The matrix below shows the five categories of risk, the premises' current position, and the position achievable once the action plan is completed.

Likelihood ↓ / Consequence →	Slight harm	Moderate harm	Extreme harm
Low	Trivial	Tolerable ▲ AFTER ACTIONS	Moderate
Medium	Tolerable	Moderate ● CURRENT	Substantial
High	Moderate	Substantial	Intolerable

BS 9792:2025 risk estimator — three levels of likelihood against three levels of consequence, resolving to five categories of risk.

Element	Rating	Reasoning
Likelihood of fire	Medium (2.1)	Normal fire hazards for a shared house of this type, generally under appropriate control, with minor shortcomings — chiefly the grease build-up on the kitchen extractor.
Consequence of fire	Moderate harm (3.1)	Sleeping accommodation on two floors served by a single stair. Interlinked detection at both levels and a short, sound escape route with self-closing fire doors make multiple fatalities unlikely once the final exits are made openable without a key and the detector heads are replaced.

Overall risk: Moderate (5.2)

Improvements are necessary to reduce the risk to a tolerable level. One matter needs immediate attention: both final exits must be made openable from inside without a key. Beyond that, the detector heads are past their service life, the kitchen extractor needs degreasing, one door closer needs adjusting, and the fire-safety management basics (procedure, resident information, test regime, records) complete the picture. The escape route, the fire doors and the coverage of the detection system are otherwise sound and exceed the minimum for a house of this type.

Risk after completion of the action plan: Tolerable

Once the Urgent and Important actions are completed the likelihood of fire falls to Low and the overall risk to life falls to Tolerable (5.1). The existing controls then require only routine testing, maintenance and review.

8. Action Plan and Interim Measures

Actions should reduce the fire risk to, and maintain it at, **Tolerable**. One Urgent, six Important, one Recommended. Urgent — act immediately; significant risk to life. Important — as soon as reasonably practicable, within the timeframe shown. Recommended — an improvement to arrangements already adequate.

#	Priority	Ref	Timeframe	Recommended action	Action by whom
A1	URGENT	Protection 2	Within 7 days	Make both final exits openable from inside without a key: fit a thumb-turn cylinder to the rear kitchen door's multipoint lock, and replace the front-door mortice deadlock with a thumb-turn type or remove it. See interim measure I1.	Managing Agent
A2	IMPORTANT	Protection 1	Within 28 days	Replace all four alarm heads (hall, landing, living room and kitchen) with new interlinked mains-wired units with battery back-up of the same grade, and obtain the installer's certificate for the log book.	Managing Agent
A3	IMPORTANT	Protection 6	Within 28 days	Adjust or replace the self-closer to the first-floor rear bedroom door so the door closes fully into its frame and latches from any position. See interim measure I2.	Managing Agent
A4	IMPORTANT	Hazard 5	Within 28 days	Degrease the kitchen extractor hood and its filter, and put a regular cleaning routine in place with the residents so grease does not build up again.	Tenants
A5	IMPORTANT	Management 1	Within 28 days	Write a simple simultaneous-evacuation procedure, display a fire action notice in the entrance hall, and issue written fire-safety information to every resident (and to each new resident on moving in) covering what to do on hearing the alarm, the escape routes, how to test the alarm and how to report a fault.	Managing Agent
A6	IMPORTANT	Management 7	Within 28 days	Establish and record a routine regime: monthly alarm test; quarterly visual check of fire doors and closers, the escape route, final-exit fastenings and the fire blanket. Keep the results in a fire-safety log book at the property or with the agent.	Managing Agent
A7	IMPORTANT	Management 14	Within 28 days	Provide the current gas safety record for the boiler. Locate or obtain portable appliance test records for the landlord-supplied appliances, and hold all certificates with the log book.	Managing Agent
A8	RECOMMENDED	Protection 5	At next review	Recommended betterment: provide a simple multi-purpose extinguisher on the first-floor landing, as LACORS suggests, and add it to the annual maintenance and the routine checks. The existing provision is adequate without it.	Landlord/ Owner

Interim Measures

Holding measures until the linked actions are complete. They do not replace the actions.

#	Priority	Ref	Timeframe	Recommended action	Action by whom
I1	URGENT	A1	Immediately, until A1 is complete	Do not engage the front-door mortice deadlock while anyone is in the house; secure the door on the night latch only. Leave the key in the rear door cylinder at all times. Tell every resident.	Tenants
I2	IMPORTANT	A3	Immediately, until A3 is complete	Keep the first-floor rear bedroom door closed, particularly at night. Tell the resident.	Tenants

9. Periodic Review

Reviewed — Review of this assessment INFO

> This assessment should be reviewed by 31 August 2027, or sooner on any significant change to the premises, the occupancy or the fire strategy, or following a fire or a near miss. A change of occupancy to individual lets (bedsit-type) would be a significant change and would alter the benchmarks applied.

Replaced — Replacement of this assessment INFO

> A new assessment should replace this one where the review finds that the premises, occupancy or the applicable guidance have changed materially, and in any event on the five-year renewal of the HMO licence.

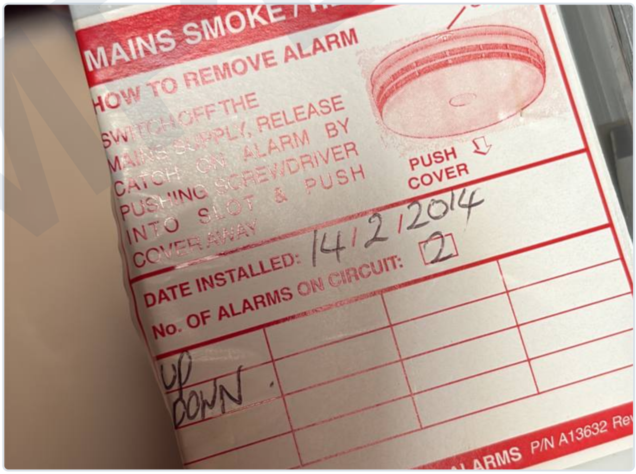
10. Photo Schedule

Photographs taken at the inspection, supporting the findings. Evidence of the Action Required items is shown first, followed by the escape route, detection, firefighting provision and the exterior.

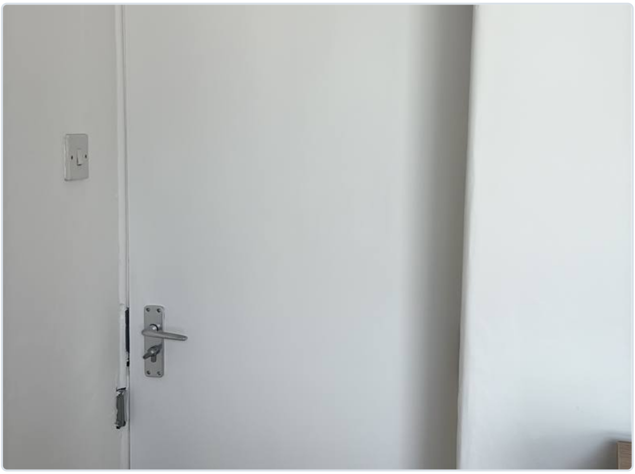
P1 — Front final exit
Night latch with thumb-turn at mid-height; key-only mortice deadlock below, used at night. Action A1.

P2 — Rear final exit — multipoint lock
Key-operated cylinder with the key left in it at the inspection; a removable key is not a reliable means of escape. Action A1.

P3 — Kitchen heat alarm
Manufacturer’s label reads “Replace by Jul 2025”; the head is past its service life. Action A2.



P4 — Alarm circuit label at the consumer unit
Records the alarm circuit as installed in February 2014, confirming the heads have exceeded ten years. Action A2.



P5 — First-floor rear bedroom door

FD30 door with overhead closer; the closer did not bring the door into the frame from fully open. Action A3.

P6 — Kitchen extractor hood

Heavy grease build-up on the filter and underside of the hood, directly above the hob. Action A4.

P7 — Entrance hall to the front door

The escape route discharging to the front door, with fire exit and keep-clear signage over the fanlight.

P8 — Representative fire door

FD30 door with overhead self-closer and keep-shut disc; closed correctly on release.

P9 — First-floor landing smoke alarm

Mains-wired interlinked smoke alarm on the escape route; to be replaced with the other heads. Action A2.

P10 — Kitchen fire blanket

Wall-mounted beside the cooker with pull tapes accessible. Meets the LACORS D4 requirement.

P11 — Kitchen cooker

Electric ceramic hob and oven; the only cooking facility in the house.

P12 — Carbon monoxide alarm

Fitted in the kitchen serving the gas boiler; tested and sounding.

P13 — Consumer unit

Split-load consumer unit with RCD protection; EICR seen, in date and satisfactory.

P14 — Gas meter

Gas meter installation with emergency contact label; gas safety record to be provided. Action A7.

P15 — Hall signage

Fire exit and no-smoking signage in the hall; not required for this house type but present.

P16 — Bedroom door lock

Thumb-turn privacy lock; opens from inside without a key.

P17 — Front elevation

Two-storey mid-terrace house of solid masonry construction with a rendered front.

P18 — First-floor rear window

View to the rear yard and the gate to the rear lane, the discharge from the rear final exit.

11. Sign-off

Matt McAllen
Fire Risk Assessor — ClearFire Compliance
Level 3 Certificate in Fire Risk Assessments · Associate Member of IFSM (Reg No 8267)

Date: 1 September 2026