

Park View Residents Company (Hoddesdon) Ltd

21, Eversley Lodge, Park View, Hoddesdon, Herts. EN11 8PH

Tel 01992 410380 Email eversleylodge@lanfranc.co.uk

Fire Risk Assessment

**Address: Eversley Lodge, Park View, Hoddesdon, Herts
EN11 8PH**

This fire risk assessment only covers the communal areas as laid down in the 2005 Order. SI 2005/1541 Regulatory Reform (Fire Safety) Order 2005 which revoked the Fire Precautions Act 1971.

1. Outline

- a. The building was built in 1978 with a construction of bricks, concrete and steelwork. There are no lifts installed.
- b. Access is via the main access doors which can be electronically operated from within each flat. The only ingress and egress is via the stairs serving each group of flats.
- c. Ground floor entrance doors to the staircases are fitted with safety glass and handles on the inside. The doors to individual flats are constructed of hardwood with a minimum of 30 minutes fire resistance.
- d. The stairs are checked for obstructions on a daily basis and are cleaned on a weekly basis
- e. No fuel such as butane or petrol is allowed to be stored on the premises

2. Electricity

- a. The mains board and associated wiring was last tested in May 2007 and is due to be rechecked in 2012.

- b. Normal Lighting

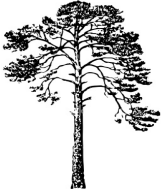
All passageways have sufficient lighting for day to day use and the installation is checked daily

- c. Emergency Lighting

There is no emergency lighting installed. All staircases and lobbies have natural light from windows.

3. Gas

There is no communal gas installation for the premises



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4. Fire Alarm

There is no fire alarm linked to the emergency services installed. Tenants are advised to install smoke and carbon monoxide alarms to their individual flats

5. Fire extinguishers

Although individual flats may have their own extinguishers none are kept in the communal areas as they could become potential obstructions or trip hazards in smoke conditions and residents are not trained in their use.

6. Rubbish/Waste

This is collected in bins and recycling containers positioned in an external refuse store, which is kept locked. These are emptied on a weekly basis.

7. Arson

There have been no incidents of arson since the flats have been occupied

8. Car Parking

Vehicles are parked away from the building in both a surface and an underground car park.

9. Assembly Point

- a. The assembly point is in Park View, away from the Eversley Lodge Buildings
- b. The route to the assembly point is even and free of obstructions and trip hazards other than the road kerbs

10. Records

These are held by the Secretary of the Management Company at the address shown at the head of this document.