



Housing & Development Control,
Burnley Council, Environmental Health, 1st Floor,
Parker Lane, Burnley,
Lancashire, BB11 2BY

Re: Full Planning Application: Installation of two roof lights, expansion of front window area for lower ground floor, removal of rendering and paint to expose original aspect.

Re: Certificate of Lawful Development (section 192 of the Town and Country Planning Act 1990): Change of use from Class C3 - Single dwelling, to Class C4 - Small 6-bedroom HMO for 6 occupants.

Property: 84 Westgate, Burnley, Lancashire BB11 1RY

21st September 2023

Fire Safety Assessment

Dear Buildings' Control Team,

In relations to fire safety, we propose the following measures be implemented:

1. The Fire Safety (England) Regulations 2022 indicate a responsible person must carry out a fire risk assessment (this document being said assessment).
2. Aforementioned Regulations indicate fire safety information be provided to tenants, with the tenants being instructed in the contents of this document in person by our managing agent, and the instructions being clearly displayed in communal areas in the property, and included in writing in each tenants introductory information either via contract or via supplementary material provided alongside the contract. Said information will be provided as per the Regulations.
3. Fire safety instructions will also be clearly displayed on all fire doors within the property.
4. All tenants will be instructed that fire doors (FD60) must be closed when not being used.
5. All tenants will be instructed that they are forbidden from tampering with self-closing devices attached to the fire doors.
6. All tenants will be instructed that they must report any damages or faults to a fire door to a responsible agent (the managing agent).



7. A Grade A fire alarm system will be installed in both communal areas and dwellings. The system will be regularly checked and tested in accordance with legal requirements.
8. A fire blanket will be provided in all kitchen/kitchenette areas.
9. Smoking will be banned in the property, as well as naked flames such as candles.
10. Toasters will only be permitted in the main kitchen areas of the ground floor and loft room which have extractor fans.
11. Hobs for the two kitchen cooking areas will be electric to minimise fire risk.
12. The front door and back door will be outward facing and will be accessible internally without a key or the like (push open mechanism).
13. All electrical appliances will be PAT tested as required by law.
14. Effervescent signage for the emergency escape route will be implemented.
15. Emergency escape lighting will be implemented.
16. A plan for the escape route and assembly point will be disseminated to all residents in writing and displayed within the property and provided in writing to tenants.
17. Fire extinguishers will be provided throughout the property in communal areas, foam and carbon dioxide.

If there are any further suggestions, please feel free to let me know.

Sincerely

Ramy E. A. Mottalib

Director, Hanok Holdings Ltd.