

Fire Risk Assessment



This Fire Risk Assessment has been developed in collaboration with the National Fire Chiefs Council. This has been created using the template available from VisitEngland's Business Advice Hub.

Address of property assessed:

Manor Farm Cottage
35 Bank Lane
Upper Denby
Huddersfield
HD8 8UT

Name and position of person undertaking the assessment:

Mrs Catherine Crossland, property owner.

Date of assessment:

January 2021

Number of floors:

Two floors ; ground floor area is 63.31m², second floor area 50.6m².

Use:

Self- catering holiday accommodation.

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Step 1 - Identify fire hazards and fire risks

For a fire to occur, three key components need to be present:

1. Heat- and ignition source e.g flame from a match.
2. Fuel- something that can burn e.g wooden furniture, paper ect.
3. Oxygen- the air.

Wiring

- There are no trailing wires.
- Appliances have been registered with the manufacturer and are checked at the end of every let.
- The fuse box is regularly checked to ensure that it meets the needs of the property.

Cooking

- There are instructions for all the electrical cooking appliances in the property.
- The hob is gas and was last checked by a Gas Safe registered engineer in March 2021.
- There is an extraction vent above the cooker.
- We do not accept and have facilities for deep fat fryers.
- There is a blind for the window instead of curtains where the cord is located away from the cooker.

Smoking

- There is a no smoking policy within the property. This includes all forms of e-cigarettes.

Boiler

- The boiler in the property is a gas combination boiler. This is serviced in March each year with the other gas appliances in the property by a Gas safe registered engineer.

Fires and Heaters

- There are no open fires in the property- including candles.
- There is a gas stove located in the lounge.
- There is an electrical stove located in the kitchen.
- Smoke alarms and Carbon monoxide detectors are located throughout the property.

Elements of structure

- The kitchen and utility is stoned tiled.
- The bathroom located downstairs is slate tiled.
- The lounge is a concrete flood with a wool carpet.
- The upstairs and steps are wooden and are fitted with a wool carpet.
- The external walls are stone.
- Ground floor interior wall stone and part plasterboards in the utility.
- Second floor interior walls are part stone part soothing plasterboards.

Furniture and Furnishings

- All furniture listed withing the Furniture and Furnishings (Fire Safety) regulations for rental accommodation comply.
- Other soft furnishings pass a cigarette resistance tests and a match resistance tests.

Domestic Waste

- Free standing bin is located in the kitchen that will need to be emptied regularly.
- Recycling binds are located under the consult table located in the kitchen.
- All rooms have a small plastic wastepaper bin and located away from sources of ignition.

Other

- A gas barbeque is available for external use located away from the house. The barbecue has a lid which can be used to extinguish a fire.

Step 2 - Identify people at risk

Number of guests:

- There are three beds in the property (one double and two single), one double sofa bed and one travel cot. The travel cot can be places in either of the bedrooms.

Staff:

- Staff clean the property at the end of every stay.
- All staff are over the age of 18.
- All staff have basic first aid training.

Step 3 – Evaluate the risk

Fire detection and alarm system:

- There are fire alarms located in each room that are powered by the mains and are backed up by batteries.
- Spare batteries are kept in the kitchen in an accessible place.
- Smoke detectors are tested regularly at the end of every let.

Means of Escape:

- The property is two stories. Both bedrooms area located on the second floor.
- The front door is inward opening and opens directly into the kitchen.
- The back door is accessed by the utility up two steps. This door is inward opening providing access to a fire exit route.

Evacuation Procedures:

- Guests may use any of the doors depending on where they are at the time. Keys are always kept in locks at all times.
- If it is not possible to use the stairs, a door can be closed between the bedrooms and the landing, to await help. The windows to these bedrooms are reachable by a ladder.

- The evacuation procedures and evacuation routes are details in the guest information sheet. Here it highlights the exit routes, and the safe evacuation meeting points.

Escape lighting:

- Torches are kept in both bedrooms in the bedside units and in the kitchen. Spare batteries for these are located in the kitchen.

Firefighting Equipment:

- An appropriate fire extinguisher and fire blanket are fixed on the wall in the kitchen next to the cooking facilities.
- A fire extinguisher with instructions is fitted at an appropriate level on the landing on the second floor.

Issue date: March 2021

Issued by: Catherine Crossland

Title: Owner