

VisitEngland - Fire Risk Assessment

Address of Property Assessed: Drake Cottage, Dinney Farm, Chelmarsh,
Bridgnorth, WV16 6AU

Person Undertaking the Assessment - Name: Karen Hornby

- Position: Owner

Date of Assessment: 1st February 2020

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

Electrical wiring has been checked by a qualified contractor within the last 5 years. No trailing cables, overloaded sockets/adapters/extension leads, damage to cables, scorched cracked or loose sockets/switches present.

Fuseboard/circuit breakers are in good condition and correctly labelled

All appliances in good condition with undamaged cables

Electrical appliances have been checked by a competent person in line with current government guidelines and PAT tested with label to show test date in place

b) Cooking - especially deep-fat frying

No deep fat fryer on premises. Instructions for safe use of cooking equipment are in place. Equipment regularly cleaned and in good condition.

c) Smoking

Strict No Smoking policy in force

d) Candles

There are no candles in the property

e) Heaters and boilers

Gas central heating in property. Boiler serviced by a qualified person ie GasSafe registered engineer. Manual shut off valve for gas outside front of house situated under the kitchen window. The tank for gas in out in field near the dutch barn.

f) Open fires

No open fire.

g) Others

Gas BBQ in garden has safety instructions with it and is regularly checked and maintained

1.2. Fuel present

h) Elements of structure

Floors are concrete. Walls have timber beams incorporated and also exposed roof trusses

i) Furniture and furnishings

Furniture and furnishings comply with the Furniture and Furnishing (Fire Safety) Regulations

j) Domestic waste

There is a free standing metal bin in the kitchen, with a lid.

k) Other items - e.g. petrol for lawnmowers, cleaning materials etc

Domestic cleaning products are stored under the sink.

1.3. Activities that might cause a fire, including work processes/procedures etc.

Safety instructions in place for use of Barbeque.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

Property considered suitable for up to 3 adults, with one or two additional children.

2.2. Number of staff/employees

No employees under 18

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

Two storey cottage.

b) Detail the number of exit doors and where they are:

2 exit doors one inward opening and one outward opening.. Always easy to open. Doorways and walkways kept clear and available for use. Visitors issued with keys to both exit doors.

3.2. The fire alarm and fire detection

c) Describe what fire alarm and fire detectors have been provided:

Fire alarms in the form of smoke and heat detectors are in place. There is a carbon monoxide detector in the kitchen. These are replaced according to manufacturers instructions.

3.3. Fire fighting equipment

d) Detail what fire extinguishers/blankets are provided and where they are.

A fire blanket is in the kitchen, also a small fire extinguisher. There is also a fire extinguisher on the landing upstairs.

3.4. Escape lighting

e) Detail areas covered by emergency lighting (if any):

There is an internal emergency lighting system in the event of power failure.

External areas well lit by security lighting

3.5. Evacuation procedure

f) Describe the evacuation procedures

Fire guidance information is in place and visible to guests.