

Baker's Cottage

Fire risk assessment

Address of Property Assessed: 2 Cheshire View, Chester CH4 7DD

Person Undertaking the Assessment - Name: Jo Cunningham

- Position: Owner/manager

Date of Assessment: 31/8/17

Step 1 - Identify Fire Hazards and Fire Risks

1.1 Sources of ignition

a) Electrical - wiring and appliances

- Electrical wiring has undergone testing by a qualified electrician.
- There are no trailing cables, overloaded sockets, extension leads, damaged sockets or cables.
- The circuit breakers are up to current standards and correctly labelled.
- All electrical appliances undergo Portable Appliance Testing every 12 months by a qualified electrician and are labelled with test date.
- Most electrical appliances are visually checked at regular intervals every 4 to 8 weeks.

b) Cooking - especially deep-fat frying

- The oven and hob handbooks are available for guests to refer to in the 'House equipment' folder.
- Cooking equipment is cleaned on every changeover to prevent a build-up of grease, etc.
- There are no deep-fat frying facilities.

c) Smoking

- The house and grounds are non smoking.

d) Candles

- Tealights are provided along with holders that enclose the flame.
- Guests are advised in the house book to only use candles on the ground floor, never leave lit candles unattended or with unsupervised children in the room.

e) Heaters and boilers

- There are no freestanding heaters.
- The gas boiler is serviced annually and given a landlords safety inspection by a qualified heating engineer.

f) Open fires

- There is an open fireplace in the living room.
- The chimney is swept every 2 years.
- There is a fireguard.
- We provide logs, kindling and fire lighters in the winter.
- There is a metal ash bucket.

g) Others

- There are no other sources of ignition.

1.2. Fuel present

- Logs, kindling and firelighters are stored in the living room, kitchen and dining room under stairs alcove.

h) Elements of structure

- The hall and living room have timber floors.
- The dining room and kitchen have ceramic tiles laid on concrete.
- Upstairs the floors are timber with carpets or, in the case of the bathroom, vinyl.
- There is no wall cladding or ceiling lining material.

i) Furniture and furnishings

- All furniture has been checked to make sure it complies with Furniture and Furnishing (Fire Safety) Regulations.

j) Domestic waste

- The kitchen waste bin is small and intended to be emptied frequently into the wheelie bin outside the front of the house.
- Bathroom and bedroom waste bins are also small.
- All bins are emptied at least weekly on changeover day, if not more frequently.

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

- There are some small supplies of oil (e.g. WD40) and other flammable cleaning products which are kept in locked store cupboards that guests do not have access to.

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

There are no other activities that might cause a fire apart from those mentioned above (cooking, using nightlights and using the open fireplace).

Step 2 - Identify Persons at Risk.

2.1 Number of guests

- The property sleeps a maximum of 4 people plus 1 baby in a cot.
- The property is unsuited to people with mobility issues due to the steep staircase and is unlikely to be occupied by persons who would require assistance to escape.

2.2. Number of staff/employees

- There are no on-site employees.
- There are regular visits from 1 or 2 cleaning and maintenance sub-contractors.

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

This is a two-storey terrace house.

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

The main exit is through the front door which opens inwards.

This has a Yale style latch which is easy to open. We have also added an additional grab handle to make it easier to pull open.

There is a note in the house book advising guests to keep the hall clear of obstructions.

There is also a pair of patio doors at the back of the house which open outwards. These have bolts which are not easy to open in a hurry and we don't recommend using this as an escape route.

3.2. The fire alarm and fire detection

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

We have installed mains-wired interconnected smoke alarms on the ground and first floor landing. The alarm is new - within the last 12 months and will be checked regularly.

At the moment we have no provision for alerting deaf guests to the alarm. We are looking into this.

3.3. Firefighting equipment

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

There is a small fire extinguisher and a fire blanket in the kitchen for use in very small fires only.

3.4. Escape lighting

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

We provide two Quantek 3 in 1 emergency power cut lights / torches, one in the kitchen and one upstairs by the twin bedroom door.

3.5. Evacuation procedure

f) Describe the evacuation procedures

In case of the smoke alarms sounding guests are advised to leave the house immediately by the front door. Then to call the fire service if they have a mobile phone with them and alert the neighbours (who can call the fire service if the guests haven't already done so).

Created: 1 September 2017