

VisitEngland - Fire Risk Assessment

Address of Property Assessed:

111 Brambles Chine Monks Lane Freshwater PO40 9SQ	
Person Undertaking the Assessment - Name:	Ian Cope
- Position:	Owner
Date of Assessment:	8th April 2018

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

Electrical circuits tested and plug sockets renewed and upgraded by MFR electrical 14th March 2018

Relevant certificates issued for new wiring and present electrical circuit conditions.

DPN6C/ 02806363

DMP5C/ 02806391

No trailing wires

No overloaded sockets

All appliances are either new or in good condition and PAT tested and labeled

b) Cooking - especially deep-fat frying

Gas cooker

Checked and passed 15th February 2018 Pat Woodbury 45C1253273

Cooker regularly cleaned

Instructions for fitting safety grill guard

No deep fat fryer

c) Smoking

No Smoking or vaping (e cigarettes) policy on premises

d) Candles

No candles policy on premises

e) Heaters and boilers

Gas Boiler tested 15th February 2018 by Pat Woodburn 45C1253273
Heaters are electric, new and tested by MFR electrical 14th March 2018
No free standing heaters.

f) Open fires

No open Fires

g) Others

No other sources of ignition

1.2. Fuel present

No fuel stored on premises

h) Elements of structure

Concrete floors
Brick exterior walls
Flat exterior roof
Plasterboard interior walls and ceiling

i) Furniture and furnishings

Furnishings relevant fire retardant ratings
Mattresses relevant fire retardant rating
No unusual furnishing that could cause a higher fire risk

j) Domestic waste

Domestic waste contained in bin with lid and removed on regular basis

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

No petrol for lawnmowers or inflammable cleaning materials kept on premises

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

No matches kept on premises.
Cooking is a fire risk. cooker not to be left unattended during use
Toaster not to be left unattended during use.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

Maximum number of guests is four.

2.2. Number of staff/employees

No staff or employees on premises apart from cleaners between holiday lets.

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

Single story building where the escape route is via the patio style sliding door to the front of the property.

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

Patio style sliding door to the front of the property.

Door slides to open with ease.

As it is a ground floor premises it is possible to escape via bedroom windows therefore keep windows unlooked during letting season.

3.2. The fire alarm and fire detection

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

Smoke detector outside bedrooms, tested frequently battery replaced yearly. New smoke detector fitted 13th April 2018

Carbon monoxide detector near cooker.

3.3. Fire fighting equipment

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

Fire blanket on adjacent wall to cooker.
Fire extinguisher fitted on the same wall.

3.4. Escape lighting

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

There is no wired emergency lighting. An emergency torch is provided which automatically turns on during power cuts. It is continuously charged whilst in its cradle so always charged when needed.

3.5. Evacuation procedure

f) Describe the evacuation procedures

FIRE ACTION

If you discover a fire

- 1) Raise the alarm
- 2) Call the Fire Brigade by dialing 999
- 3) Leave the building by the nearest exit usually front patio door.
- 4) Report to the assembly point: On the grassed area in front of bungalows 64/65/66 opposite the site office.
- 5) Do not stop to collect belongings
- 6) Do not return to the building until authorised to do so