

BC83 Fire Risk Assessment

Address of property assessed:

“White Lodge” 83 Brambles Chine Monks Lane Freshwater Isle of Wight PO40 9SQ

Name and position of person undertaking the assessment: T. Pittaway Owner

Date of assessment: February 2024

Number of floors/area: One floor, 40m²

Use: Self-catering property

Step 1 - Identify fire hazards and fire risks

Electrical wiring and appliances

All portable appliances are checked and passed as satisfactory by qualified personnel. There are no trailing wires. Appliances are checked annually.

Cooking – especially deep-fat frying

There are instructions for use of the electric oven. The hob is gas and self-ignites. The appliances were last checked by a Gas Safe registered engineer in the Spring. The extraction fan above the cooking area is cleaned periodically. There is no facility for deep-fat frying.

Smoking

Throughout the property, there is a no-smoking policy, including e-cigarettes.

Candles

There are no candles or tea lights in the property.

Heaters and boilers

The boiler is a gas combination boiler and is regularly serviced annually by a Gas Safe registered engineer. A carbon monoxide detector is located in the kitchen area of the front room.

Open fires and burners

There is no open fire in the property.

Elements of structure

The floor is concrete covered with carpet; the floors of the bathroom and kitchen area are tiled. The external walls are brick cavity, internal walls are plasterboard.

Furniture and furnishing

All furniture and furnishings that need to comply with the Furniture and furnishings (Fire Safety) regulations for rental accommodation do so.

Domestic waste

Domestic waste disposal is available in either the recycling bin or the rubbish bin, and both are emptied at the end of each let and checked by cleaners. Both bedrooms, double and bunk, have one wastepaper basket in each bedroom and the baskets are not kept near any sources of ignition.

Other items – e.g. petrol for lawnmowers, cleaning materials etc.

General, domestic cleaning materials are inside the property.

Activities that might cause a fire, including work processes and procedures

There is no barbecue available within the property.

Other

No ignition sources are in the property other than the gas hob and boiler.

Step 2 - Identify people at risk

Number of guests

The property is primarily for up to four guests, six could be accommodated.

Number of staff and employees

Staff from a cleaning agency clean the property for every let.

Step 3 – Evaluate the risks

The fire detection and alarm system

There is a smoke alarm in each bedroom, the hall, and a CO2 detector and a smoke alarm and a heat detector in the sitting/dining/kitchen area, 'the front room'. All are tested periodically.

Means of escape – detail the type of property

The one storey property has two bedrooms, one bathroom and the front room.

Means of escape – detail the number of exit doors and where they are

Exit door is the front door of the front room of the property. Key to be left in the door by occupier(s).

Evacuation procedures

The property has a floor area of just under 40 square metres. The main entrance is in the front room via a double glazed door which opens outwards. This would be the main exit in the event of a fire and is considered satisfactory as it is on the opposite side to the kitchen area where a fire might occur. Person(s) in the room would thus be moving away from the source of fire. Additional exits: via the bedrooms' main, side-opening outwards' windows.

Escape lighting

A torch is kept in the front room. Its precise location is within the Inventory. Rechargeable torch-illuminating automatically in event of power failure, tested periodically.

Firefighting equipment

There is a fire extinguisher and fire blanket in the kitchen area.