



# Fire Risk Assessment

**Address of property assessed:** *173 Brambles Chine, Freshwater*

**Number of floors:** *1*

**Number of rooms:** *4*

**Construction:** *Brick*

**Assessor:** *David Rose*

**Date of assessment:** *1<sup>st</sup> October 2023*

**Responsible person:** *David Rose*

## **Fire hazards and controls**

**Are fixed electrical installations inspected and tested every 5 years?**

*No, new schedule to be created.*

**Are electrical appliances periodically inspected and tested?**

*Yes, all electrical appliances subject to annual PAT test*

**Is the use of trailing leads and adaptors avoided where possible?**

*N/a*

**Are gas appliances periodically inspected and tested every 12 months?**

*Yes, gas appliances are subjected to an annual inspection and test*

**Is smoking permitted on the premises?**

*No. No Smoking Sign displayed in bungalow*

**Are suitable arrangements in place for those who wish to smoke?**

*Yes. Smoking is permitted outside the bungalow*

**Are the premises adequately secured to prevent unauthorised access?**

*Yes*

**Are combustible materials, waste and refuse bins stored safely clear of the premises or in purpose-built compounds/rooms?**

*Yes, refuse bins are stored in a clearly marked area next to the site office*

**Are fixed heating systems subject to periodic maintenance?**

*Yes, the central heating boiler is subject to an annual inspection*

**Are portable heaters subject to periodic inspection and used safely?**

*N/a, there are no portable heaters in the bungalow*

**Are there adequate fire precautions in the use of open fires and log burners?**

*N/a, there are no open fires or log burners in the bungalow*

**Are adequate measures taken to prevent fires from cooking?**

*Yes*

**Are filters and ductwork subject to regular cleaning?**

*N/a*

**Is the standard of housekeeping adequate to avoid the accumulation of combustible materials and waste?**

*Yes, the bins are emptied between lets*

**Are combustible materials kept separate from ignition and heat sources?**

Yes

**Is it ensured that all contractors who undertake work on the premises are competent and qualified?**

Yes

**Are suitable measures in place to address the fire hazards associated with the use and storage of dangerous substances?**

*N/a*

**Are there any other significant fire hazards in the premises?**

*No*

## Fire protection measures

**Are all escape routes kept clear of obstructions to enable people to escape safely?**

Yes

**Are all fire exits easily and immediately openable?**

*No. Thumb turn lock to be added to the emergency door. Emergency window locks to be removed.*

**Are distances of travel considered reasonable?**

Yes

**Do the walls and structures protecting the stairway and escape routes provide an adequate level of fire resistance?**

*N/a*

**Is the fire resistance of doors to stairways and escape routes considered adequate?**

*N/a*

**Where necessary, are doors fitted with suitable self-closing devices that close the doors effectively?**

*N/a*

**Are there adequate levels of artificial lighting provided in the escape routes?**

Yes

**Where necessary, has a reasonable standard of emergency escape lighting been provided?**

*Yes, an emergency rechargeable torch is provided.*

**Where necessary, is a reasonable standard of fire exit and fire safety signs provided?**

*N/a*

**Are smoke and/or heat alarms/detectors provided and is the extent and coverage considered adequate?**

*Yes, there is a heat detector fitted in the living room and a smoke detector fitted in each bedroom. The detectors are wirelessly linked.*

**Is there a reasonable provision of firefighting equipment (fire extinguishers, fire blanket)?**

*Yes, there is a fire extinguisher and a fire blanket provided*

## Management of fire safety

**Are procedures in the event of fire appropriate and documented?**

*Yes, a fire evacuation plan is provided*

**Is the information on fire safety and the action to take in the event of a fire given to guests?**

*Yes, the information is reviewed annually*

**Are any staff members given regular instruction and training on the action to take in the event of a fire?**

*N/a*

**Are frequent checks carried out to ensure exit routes are kept clear and fire exits remain easily openable?**

*Yes, the bungalow is cleaned between lettings*

**Are periodic checks carried out on fire doors to ensure they remain in good condition and close effectively?**

*N/a*

**Where fitted, are weekly testing and six-monthly servicing routines in place for the fire detection and alarm system?**

*N/a*

**In self-catering premises, are all smoke/heat alarms (or fire detection and alarm systems, where fitted) tested at every changeover?**

No. New smoke/heat alarm testing regime to be introduced.

**Where fitted, are monthly and annual testing routines in place for the emergency escape lighting?**

*N/a*

**Where provided are fire extinguishers subject to annual maintenance?**

*Yes, the fire extinguisher is inspected annually*

**Are records of testing and maintenance maintained?**

*Yes*

## Action plan

If any of the above boxes are ticked with a 'No', the deficiencies should be described below, along with proposed action for rectification.

### **ACTIONS TO BE UNDERTAKEN**

Electrical Installation Condition Report (EICR) required	15 <sup>th</sup> Feb 2024
Thumb turn lock to be fitted to escape door	15 <sup>th</sup> Feb 2024
Escape window locks to be removed	15 <sup>th</sup> Feb 2024
Smoke/heat alarm test at changeover to be introduced	15 <sup>th</sup> Feb 2024