

VisitBritain - Fire Risk Assessment

Address of Property Assessed: Breezes Cottage
44 Northend
Longhoughton
Alnwick
Northumberland
NE66 3JG

Person Undertaking the Assessment - Name: Janet C Holt

- Position: Owner

Date of Assessment: 4 May 2009

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

- i. Electrical wiring has been checked by Eric Hately, Electrician in September 2008
- ii. Three sockets have been exchanged for switched, fused spurs.
- iii. Fuse boards have been exchanged for circuit breakers in September 2008 and are clearly labelled
- iv. All appliances are new (June 2008) and under warranty. Fridge, Oven, Hob, Dishwasher, Washing machine, microwave, toaster and kettle.
- v. Electrical appliances (Oven) installed by competent electrician and Gas hob installed by corgi registered plumber.
- vi. All appliances are not tested yet as they are new.

b) Cooking - especially deep-fat frying

Instructions for use of electric oven and gas hob are in a drawer in the kitchen.
The gas hob and electric oven are cleaned daily by guests and weekly by cleaners.
Extraction hood and vents are cleaned weekly

c) Smoking

The holiday cottage is no smoking throughout the inside of the cottage. Smoking is permitted outside in a designated area 20 feet from the property. Metal ashtrays are provided and a metal ash bucket.

d) Candles

Some candles are provided on metal purpose built stands for ambience and comfort in the bathroom and lounge. No candles in the bedrooms. Guests are reminded of the dangers of candles. No tea lights are provided other than outside tealights for insect control

e) Heaters and boilers

- i. There is gas central heating in the property, thermostats to be fitted on the radiators.
- ii. The radiators are in good condition.
- iii. There are no freestanding heaters.
- iv. The boiler was serviced in March 2009 by South End Heating Co (Corgi Registered) and a Landlord's certificate of safety obtained.

f) Open fires

There is a multi fuel burning stove installed. The chimney was swept in May 2008 and will be swept again end of May 2009.

The hearth is very deep and constructed of stone.

Dry wood, kindling, and firelighters and matches are provided and stored in the porch
A metal ash bucket is provided.

g) Others

No

1.2. Fuel present

h) Elements of structure

The floors are concrete but the kitchen is covered in slate tiles, the lounge and one of the bedrooms is covered in wood laminate flooring, one bedroom is covered in green wool carpet, and the two en-suite bathrooms are covered in ceramic tiles.

The walls are of stone.

Some interior walls in the cottage are of exposed stone, some are plastered. The ceilings are original lime and lathe.

This is a 200 year old stone constructed Crofters Cottage.

i) Furniture and furnishings

All beds, leather sofas are new and comply with the Furniture and Furnishing (Fire Safety) Regulations

The table and chairs are old pine and have seat covers on the chairs which are new and comply with fire regulations.

The cottage is not cluttered, it benefits from new pine furniture in the bedrooms,

j) Domestic waste

Guests are encouraged to remove waste from the house daily to the outside bins

The outside bins are kept away from the house

Hot ash from the fire is to be kept in the metal bins

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

Petrol for the lawnmower and two stroke for the chain saw and hedge cutters are kept in an adjacent stone barn.

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

Children may get hold of the matches although the Owner keeps the matches out of child's reach and away from the fire. A deep fat fryer is not available in the cottage and guests are discouraged to use deep fat frying. Use oven chips instead or roasting methods in the oven.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

The holiday cottage only sleeps four maximum, plus one cot.

Children regularly stay in the cottage as part of a family unit. We put the onus on the parents to supervise their children at all times. We have removed all possible sources of ignition from

children. The maximum number of children would be two plus one infant. The bedrooms benefit from zip and link beds so either of the two bedrooms could be used for children.

The cottage is a single storey (bungalow) and has two exits, a front door and a back door. Each bedroom has an escape window being on the ground floor.

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:

Single storey bungalow

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

The front door is double glazed and is inward opening, there are no obstructions the back door is wood and leads into a stone porch with a wooden exterior door. There are no obstructions

3.2. The fire alarm and fire detection

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

The fire alarm is a smoke detector with a battery in the lounge.

Hard of hearing people in an emergency could escape through a bedroom window as the cottage is all ground floor.

The fire alarm is on battery only and is tested each week at change over.

3.3. Fire fighting equipment

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

A fire blanket is provided away from the cooker in the kitchen

3.4. Escape lighting

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

Three torches are provided. All with a charger and an emergency light for ease of finding in the dark.

one in each bedroom and one in the kitchen

3.5. Evacuation procedure

f) Describe the evacuation procedures

All occupants of the cottage should proceed to the nearest safe exit and vacate the property before calling the fire brigade. The nearest safe exit may be a bedroom window or the front door, the back door and back porch.