

VisitBritain - Fire Risk Assessment

Address of Property Assessed: Chestnut Tree House
7Crowlea Road
Longhoughton
Alnwick
Northumberland
NE66 3AN

Person Undertaking the Assessment - Name: Janet C Holt

- Position: Janet C Holt Proprietor

Date of Assessment: Monday 4 May 2009

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

All Electrical wiring has been checked recently by a qualified electrician. Three smoke alarms have been hardwired into the mains with battery back up. On the 14th May a new electric meter was installed and all the old meters removed. A new circuit board has been installed with circuit breakers. All heavy domestic appliances are correctly fused into fused sockets. The building is currently awaiting the building inspector to pass the loft conversion and fire safety once the electrical work is completed.

b) Cooking - especially deep-fat frying

Cooking is on a dual fuel stove. Two electric ovens, one electric grill and five burner gas hob. Deep fat frying is done on a thermostatically controlled electric deep fat fryer. A 750 watt microwave is also used for cooking and a 4 slice toaster and an electric kettle. The extraction hood and vents are cleaned weekly. The metal vents are put in the dishwasher.

c) Smoking

The whole of the premises are no smoking. No smoking in the bedrooms with signage in the bedrooms, the hall and landing. Guests wishing to smoke must go outside to a designated area 10 feet away from the house. Metal Ash trays are provided and are regularly emptied into the metal ash bucket.

d) Candles

All candles have been removed from the guest lounge, bedrooms and dining room.

e) Heaters and boilers

The property benefits from Gas Central Heating which is serviced under a maintenance policy with Southern Gas and Electric. The gas boiler is situated in the kitchen and the controls are in the kitchen. There is a thermostat in the hall and all radiators benefit from their own thermostat controls.

The boiler has been serviced in April 2009 and a landlord's certificate of gas safety has been issued. There are no free standing heaters.

f) Open fires

The lounge has an open fire. The chimney was swept in January 2009. There is a fireguard that completely encloses the fire front and sides. The hearth is deep and constructed of black slate. The floor is laminate wood floor and there are no rugs in the room. Dry wood, kindling and firelighters are provided. A metal ash bucket is provided with a metal shovel.

g) Others

No other sources of ignition

1.2. Fuel present

Coal Scuttle with Smokeless coal.

h) Elements of structure

The floors are solid concrete with laminate wood floor in the lounge and dining room and porcelain tiles from the front door through the hall to the kitchen and back door.

The walls are built of brick and render.

The ceilings on the ground floor have two layers of plasterboard and plaster to give 30 minutes of fire protection.

There are no polystyrene ceiling tiles, wood effect or wooden cladding to any of the ceilings.

i) Furniture and furnishings

The sofa is new, made of leather and complies with the Furniture and Furnishing Fire Safety Regulations with a label attached.

All beds and mattresses are new and comply with the Furniture and Furnishing Fire Safety Regulations with labels attached.

The dining room chairs are new and made of leather and comply with the Furniture and Furnishing Fire Safety Regulations with labels attached.

j) Domestic waste

Guest bedroom bins are emptied daily and rubbish removed to the outside Council bins.
Kitchen rubbish is removed daily and put either in the recycling bin or the general rubbish bin.
The outside bins are away from sources of ignition.
All raw vegetable waste is composted.

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

Petrol for lawnmowers is kept in a purpose built can and labelled and stored in an outside brick shed.
Two stroke for chain saw and hedge clippers is also kept in a purpose built can and labelled and stored in an outside brick shed.

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

Cooking could cause a fire particularly if the frying pan is left unattended. A fire blanket is available nearby.
The toaster is changed regularly especially when it starts to burn the toast involuntarily due to the controls breaking.
The cooker (hob) is cleaned down every day after Breakfast. The ovens are cleaned once a week.
An overhead ducted extraction system ensures that any fumes, smoke and smells are forced outside.
There are no matches within reach of children and we do not take guests with children under the age of seven.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

The property has three letting rooms, one double en-suite, one twin/family en-suite and one single with private bathroom, therefore we can take a maximum of six people. We do not take children under seven years old. We only have one family room that sleeps three, so we can only take one child with two parents.
We do not anticipate accommodating persons who require assistance to escape the property. We have three stairs up to the front door and thirteen stairs up to the first floor where the bedrooms are situated. All guests must be mobile enough to climb the stairs.

2.2. Number of staff/employees

There are no employees under the age of 18.
I am the sole employee being the Proprietor.

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

Three storey house with loft conversion

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

The front door is inward opening, easy to open and kept clear

The back door is inward opening, easy to open and kept clear

There is a window in the loft conversion designated as a fire escape window with an inside and outside foot ledge.

The single bedroom window opens up onto a first floor porch roof.

3.2. The fire alarm and fire detection

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

The smoke alarms are hard wired into the mains electric with battery back up. They are very loud and if we are alerted to the fact that guests have hearing difficulties, we will be proactive in ensuring that they are woken up and asked to leave the premises. The smoke alarm is tested on a weekly basis.

3.3. Fire fighting equipment

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

A fire blanket is provided in the kitchen

3.4. Escape lighting

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

Torches are provided in each bedroom and are of the type that are charged up but show an emergency light for ease of location in the dark.

3.5. Evacuation procedure

Upon hearing the smoke alarm, Dial 999 and ensure that all persons are accounted for. Evacuation will take place only if it is safe to do so by the main stairs and out through the front door. Alternatively there are two windows that are designated as fire escape windows, One in the single room opening up onto a first floor porch roof at the front of the building and one in the loft conversion opening up onto a roof ledge on the roof at the rear of the building.

f) Describe the evacuation procedures

Fire procedure notice. What to do in case of fire displayed in all the bedrooms and hall.