

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 - FIRE RISK ASSESSMENT

Address of the property - Sunny Cottage, AB12 3CD

Responsible person - Barry Bucknall

Date of Assessment - 2016-03-01

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and where appropriate, to highlight areas for improvement to facilitate compliance with fire safety legislation.

PROPERTY DETAILS

Property Type - House

Brief details of construction - Concrete block walls, tiled roof and plasterboard internal partitions.

<i>Living Rooms</i>	<i>3</i>	<i>Bedrooms</i>	<i>3</i>
<i>Floors</i>	<i>2</i>	<i>Exit Doors</i>	<i>2</i>
<i>Cellar or Basement?</i>	<i>no</i>		

Is there another property owned by a third party underneath the one being assessed? - no

The main use of the property is Self Catering Holiday Accommodation - yes

Property - Observations and Comments

PEOPLE AT RISK

This property can accommodate 5 sleeping guests who are particularly at risk from fire.

People generally at risk are - Guests, Owners, Cleaners and Agents

The slower evacuation times of disabled and elderly guests have been considered - yes

People at Risk - Observations and Comments

PART 1: IGNITION SOURCES AND FIRE PREVENTION MEASURES

ELECTRICAL HAZARDS

Has the Fixed Wiring been inspected by an electrician and passed as satisfactory? - yes

Has Portable Appliance Testing been carried out to kettle, iron, lamps etc? - no

Is the use of overloaded extension leads and multi-way adaptors avoided? - yes

Electrical Hazards - Deficiencies and Comments

Arrange testing of Portable Appliances.

SMOKING HAZARDS

Is a strict non-smoking policy in place to reduce the likelihood of a smoking related fire - yes

Even in non-smoking properties it is accepted that some smokers will break the rules so providing ashtrays and metal bins is still advisable.

Smoking Hazards - Deficiencies and Comments

ARSON, ACCIDENTAL IGNITION AND BARBECUES

Is the basic security of the property reasonable and the outside kept clear of rubbish and all sheds and outbuildings locked? - yes

All matches and lighters are stored out of the reach of children.

Candle holders for candles and tea-lights are provided to reduce the risk of accidental fires.

Is a safe area for barbecues provided in the garden? - yes

Arson, Accidental Ignition and Barbecues - Deficiencies and Comments

COOKING HAZARDS

Are the cooker controls clearly marked and basic instructions provided - yes

Is a chip pan provided - no

All ovens, hobs, toasters and other kitchen heat sources were clear of combustible materials during the inspection.

Cooking Hazards - Deficiencies and Comments

HEATING HAZARDS

Does your property have heating which runs on gas, bottled gas, oil or solid fuel or from a ground or air source heat pump? - yes

Has the heating been serviced in the last 12 months? - yes

Does the property have fixed electrical heating such as Storage Heaters, Panel Radiators or Rointe Heaters? - no

Are portable heaters provided? - yes

Portable heaters have been kept to a minimum and the most dangerous types (radiant bar and bottled gas) avoided? - yes

Heating Hazards - Deficiencies and Comments

OPEN FIRES, WOOD-BURNING STOVES AND CHIMNEYS

Does the property have an Open Fireplace, Wood-Burning or Solid Fuel Stove? - no

Open Fires, Wood-Burning Stoves and Chimneys - Deficiencies and Comments

TUMBLE DRYER HAZARDS

Does the property have a Tumble Dryer? - no

Tumble Dryer - Deficiencies and Comments

CONTRACTORS AND HOT-WORK HAZARDS

Before any refurbishment or alteration work is undertaken I will discuss with contractors the need to control any fire hazards the work may create.

OTHER IGNITION SOURCES

Have there been any Near Misses? - yes

Are there any risks from Halogen lighting or fairy lights? - no

Other Ignition Sources - Deficiencies and Comments

There was a burn mark on the bedroom carpet from some hair straighteners.

PART 2: HOW GUESTS WILL BE PROTECTED IF A FIRE OCCURS

SMOKE ALARMS

It is of paramount importance that sleeping guests are woken up by smoke alarms if a fire occurs at night. During the day, smoke alarms will give early warning of a fire, especially one occurring in an unoccupied part of the property.

Do You Have Paying Guests, current Building Regulations and general industry practice are persuasive evidence that a mains powered, interlinked alarm system meeting Grade D LD2 is the minimum level required to provide a reasonable level of protection in a holiday property that is similar to a family home.

Battery alarms could be slower to sound than an interlinked system as it may take time for smoke to reach them. Battery alarms with no batteries (guests are known to remove them) or out-of-date alarms may as well not be there.

The following table gives a practical indication of the various alarm types and relative protection levels:

Alarm Provision	No Alarms (or battery alarms with no batteries)	Individual Battery Alarms (unlinked)	Grade D LD3	Grade D LD2 (or Grade F LD2)	Grade D LD1 (or Grade F LD1)
Level of Protection	None. Very high risk of injury	Better than nothing, but may take too long to sound and audibility could be poor	Basic escape route cover only	Good	Optimum

The current level of alarm fitted to the property is - Grade D LD2

During the property inspection, it was established that the current smoke alarms will need replacing in 2021.

Alarms are currently being maintained in accordance with the manufacturers instructions.

Mains powered alarms with battery back-ups are preferable in holiday accommodation as they are harder for guests to tamper with. Grade F LD2 or LD1 radio-interlinked battery powered alarms can give a comparable level of protection to their mains powered equivalents. However, if the batteries are

removeable, then the presence of the batteries must be confirmed at every changeover.

Smoke Alarms - Deficiencies and Comments

MEANS OF ESCAPE

Having been alerted to a fire by smoke alarms, guests will need to quickly evacuate to a place of safety outside. It is a requirement that all doors can be opened from the inside without the need to find keys. This is usually achieved by the use of locks that have a thumb-turn on the inside. In an emergency windows can sometimes provide an alternative means of escape particularly with the assistance of the Fire Service.

Can all doors and windows be opened immediately from the inside without keys? - no

Are all exit doors and escape routes unobstructed? - yes

Does the property have any very long, unusual or not-obvious escape routes? - no

Means of Escape - Deficiencies and Comments

Arrange for locks to be changed so that people can quickly escape without the need to find keys. Make sure windows can be opened easily.

MEASURES TO LIMIT THE SPREAD OF FIRE AND SMOKE

Does the property comply with modern Building Regulations? - no

Because the property does not comply with Building Regulations, particular attention needs to be paid to the smoke alarm provision and fire resistance of the partitions.

Are all internal doors of a reasonable standard to withstand fire? - yes

Have any wall or ceiling linings been found in any of the rooms that may promote fire spread? - no

Are any of the walls or ceilings made of wood, hardboard or any other materials that are not fire resistant and could allow a fire to spread from one room to another very quickly? - no

Are there any areas where pipes or wires pass through walls or ceilings and there are large gaps around them? - no

Does all upholstered furniture comply with the Furniture and Furnishings (Fire) (Safety) Regulations 1988? - yes

Have all unnecessary fuels and oxidising agents been removed from owners/cleaners cupboards or other locked areas? - yes

Measures to Limit the Spread of Fire and Smoke - Deficiencies and Comments

FIRE EXTINGUISHERS AND FIRE BLANKETS

Does the property have a reasonable amount of fire extinguishers? - yes

Is a Fire Blanket provided in the Kitchen? - no

Fire Extinguishers and Fire Blankets - Deficiencies and Comments

Provide a Fire Blanket in the kitchen.

EMERGENCY LIGHTING

Has basic emergency escape lighting been provided to ensure safe use of escape routes? - yes

The emergency lighting that has been provided is - 2 SafeTLights, 1 on the landing and 1 in the downstairs hallway.

Emergency Lighting - Deficiencies and Comments

CALLING THE FIRE SERVICE

If a fire happens will guests be able to quickly call the Fire Service using a landline or mobile telephone? - yes

Is a Fire Action notice with the full address of the property provided? - no

It is recommended to provide visitors with a basic floorplan with the escape routes clearly marked on it.

Calling the Fire Service - Deficiencies and Comments

Provide Fire Action notice with full postal address, instructions for calling the Fire Service and evacuating the property immediately.

NOTES

No notes have been entered.

REVIEW

Date set for review - 2017-03-01

SIGNIFICANT FINDINGS AND ACTION LIST

The following items are for follow up and their completion dates should be noted.

Area	Issues Identified	Date Completed
Property		
People at Risk		
Electrical Hazards	Arrange testing of Portable Appliances.	
Smoking Hazards		
Arson, Accidental Fire and Barbecue Hazards		
Cooking Hazards		
Heating Hazards		
Open Fires and Stoves		
Tumble Dryer Hazards		
Other Hazards	There was a burn mark on the bedroom carpet from some hair straighteners.	
Smoke Alarm Issues		
Replace Alarms In	2021	
Means of Escape	Arrange for locks to be changed so that people can quickly escape without the need to find keys. Make sure windows can be opened easily.	
Fire and Smoke Spread		
Fire Extinguishers and Fire Blankets	Provide a Fire Blanket in the kitchen.	
Emergency Lighting		
Calling the Fire Service	Provide Fire Action notice with full postal address, instructions for calling the Fire Service and evacuating the property immediately.	

This assessment is based on a property inspection by the responsible person and has been documented using an online Fire Risk Assessment Tool the purpose of which is to provide competent persons a quick and practical method for carrying out and documenting their own Fire Risk Assessment for a simple holiday property. The responsible person assumes full responsibility for the adequacy of the Fire Risk Assessment and will seek further advice from a suitably qualified professional to supplement their initial

findings where necessary.

This report is a legal document and should be kept in a safe place together with records of maintenance. It should also be reviewed at least annually and also if changes are made to the property.

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