

VisitEngland - Fire Risk Assessment

Address of Property Assessed:

Barn cottage, (part of the Barn)Old hall farm,Newton on trent,Lincoln.LN1 2JP	
Person Undertaking the Assessment - Name:	Simon Minnitt owner of the property.
- Position:	Owner
Date of Assessment:	18/11/2013

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

Domestic electrical installation certificate no: 6402399 24/04/12 copy enclosed.
Portable Appliance test: Inspection date 23/01/2013 Copy enclosed.
No issues with wiring or fuse board all have been replaced recently.

b) Cooking - especially deep-fat frying

No deep fat frier in the property.
Also there is no Extraction hood.
Cooker is regularly cleaned.

c) Smoking

This is a non smoking environment, smoking will only be allowed outside of the property.

d) Candles

No candles are supplied.

e) Heaters and boilers

The heating is a wet system, with a mixture of radiators and under floor heating.

Also there is a fixed electric oil radiator in bedroom 2.

No free standing heaters.

The boiler is oil fired and is situated in the main part of the house not in Barn Cottage.

f) Open fires

No fire places at all.

g) Others

No other source of ignition.

1.2. Fuel present

No fuel present.

h) Elements of structure

Floors are a combination of wood tiles on concrete down stairs.

Carpet on concrete downstairs.

Carpet on wood upstairs.

Walls are brick, with internal dry lining and insulation.

i) Furniture and furnishings

Most of the furniture would comply with regulations.

Older antique furniture would not.

No unusual products that could have an increased fire risk.

j) Domestic waste

All waste used on a daily basis is kept in bins, and emptied into main dustbin situated outside.

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

No flammable liquids are kept at Barn Cottage.

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

As the property has now been fully renovated, there is no or very little risk from work processes/procedures. During the summer a bbq is situated outside and on a stone patio. Little risk.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

Maximum amount of persons staying at Barn cottage would be six.

If children are staying, it would be anticipated that they would be in one of the ground floor bedrooms.

No person with escape requirements would be anticipated staying.

2.2. Number of staff/employees

One employee, no one under the age of 18.

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

Single storey house with bedroom, bathroom Loft conversion.

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

There are 3 exit doors, Front door found in the kitchen. Back door is found in the rear hall adjacent to the bramble's estate and sliding patio door in the lounge.

All of them can be used at any time.

Front door and back door opens inwards.

The main exit door would be the sliding patio door in the lounge, this is situated centrally within the building. The key to this is fixed to the door handle so access is available at all times.

3.2. The fire alarm and fire detection

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

The fire alarms and heat sensors are relatively new .Smoke alarm FHP3 (3/f) /000367 . They are hard wired with battery backup.

Heat sensor is located in the kitchen, fire alarm in bedroom 1 is situated off the kitchen. The next fire alarm is situated in bedroom 2 and third fire alarm 3 is situated in the staircase for use in the upstairs bedroom and lounge.

3.3. Fire fighting equipment

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

A fire blanket is supplied and is found under the kitchen sink.

Two fire extinguishers are supplied one powder for electrical and liquid fires, and one water ,for furniture and paper fires. These are kept in the back hall near fridge. These are clearly marked.

3.4. Escape lighting

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

A torch is provided, and is kept on the shelf next to the hall door easily seen.

3.5. Evacuation procedure

f) Describe the evacuation procedures

On hearing the fire alarm evacuate the property immediately by using the main escape route i.e.: The lounge patio door. Key is kept fixed to the door handle. Make sure that all children are accounted for.

Ring Fire Brigade 999. Ensure that you give them the correct address. i.e.: The Barn Cottage, Old Hall Farm, Newton On Trent, Lincoln LN1 2JP

Open electric gates for access. Await on the lawn for emergency services to appear.

Created: 20 November 2013