

VisitEngland - Fire Risk Assessment

Address of Property Assessed: The Old Library, TOWN,
COUNTY, POSTCODE

Person Undertaking the Assessment - Name:

- Position: Owner

Date of Assessment: 7th April 2018

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

All wiring and appliances were checked and passed as satisfactory by a qualified electrician on 12th March 2011.

The fuse board has been checked and correctly upgraded for the needs of the house, including circuit breakers.

There are no trailing wires.

b) Cooking - especially deep-fat frying

The hob is gas and self ignites.

There are instructions for use of the electric oven.

There is no facility for deep - fat frying

c) Smoking

There is a no-smoking policy throughout the property

d) Candles

There are no candles or tea lights in the property

e) Heaters and boilers

The boiler is a gas combination boiler and it is regularly serviced in April each year using a recognised contractor.

f) Open fires

There is no open fire in the property

g) Others

There are no other sources of ignition in the property

1.2. Fuel present

No fuel is stored in the property

h) Elements of structure

The ground floor is concrete covered with wood planks.

The first floor is wooden.

The walls are brick, covered with plasterboard

There are no coverings to walls or ceilings

i) Furniture and furnishings

All furniture and furnishings that need to comply with the Furniture and furnishings (Fire Safety) regulations for rental accommodation do so.

j) Domestic waste

Domestic waste is stored in a bin under the sink. The bin is quite small and would need to be emptied regularly.

The rooms all have waste paper baskets but are not kept near any sources of ignition.

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

The lawn mower and strimmer are both electric and are stored in an outside shed.

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

A barbecue is available for outside use but is well away from the house.

The barbecue has a lid which can be used to extinguish any fire which gets out of control.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

There are 6 beds in the property and one travel cot. It is likely that the small bedroom

downstairs would be suitable for 2 children. The cot can be placed in any room.

The house is suitable for people with mobility limitation. The most appropriate bedrooms for these guests are on the ground floor and they are next to a back door.

2.2. Number of staff/employees

Domestic and agency staff are all over the age of 18 years

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

The house is two storeys - two bedrooms are on the ground floor, one bedroom is on the first floor.

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

The front door is inward opening and is part of the open plan living area.
The back door is outwards opening and is kept clear.
There are also patio doors which open outwards from the living area.

3.2. The fire alarm and fire detection

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

There are two heat alarms, mains wired, and two smoke alarms, battery powered.
Spare batteries are kept in an accessible place and the domestic agency will replace them as required.

3.3. Fire fighting equipment

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

A fire extinguisher and fire blanket are fitted to the wall in the kitchen area.

3.4. Escape lighting

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

A torch is kept in the kitchen

3.5. Evacuation procedure

f) Describe the evacuation procedures

Guests on the ground floor may use any of the doors depending on where they are at the time. keys are kept in locks at all times.

Guests on the first floor can reach the back door by descending the stairs if possible. They do not have to pass through the kitchen to reach this door.

If it is not possible to use the stairs, a door can be closed between the bedroom and the landing, to await help. The windows to this bedroom are easily reachable by a ladder and the windows open wide enough for an adult to get through.

Created: 7 April 2011

REAL EXAMPLE