

VisitBritain - Fire Risk Assessment

Address of Property Assessed: 50 West AvenueFileyNorth YorkshireYO14 9BE

Person Undertaking the Assessment - Name: Helen Owen

- Position: Owner

Date of Assessment: 30th June 2020

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

Periodic inspection report for electrical installation has taken place May 2016. (to be repeated in May 2021)

Annual PAT testing has taken place. Any additional electrical items have been listed and are brand new, dated and will be tested next year when PAT testing is completed.

b) Cooking - especially deep-fat frying

Instructions for the cooker are available in the kitchen drawer.

Cooker is kept clean.

c) Smoking

No smoking policy throughout the house.

d) Candles

Candles are not permitted in the house

e) Heaters and boilers

The property has gas central heating.

A gas safety check has been carried out and boiler is regularly serviced by Bodens.

f) Open fires

There is an open fire in the property for decoration purposes only.

Visitors advised not to use open fire.

g) Others

No other sources of ignition in the property

1.2. Fuel present

h) Elements of structure

Wooden floors and ceramic tiles.

Brick walls

Plaster ceilings.

i) Furniture and furnishings

All furniture bought new in Feb 2010 and all with fire safety regulation labels, some of which have been removed, but a copy kept.

j) Domestic waste

Domestic waste - wheely bins provided for domestic waste and pedal bins in the house. Visitors advised to empty bins on a regular basis.

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

Petrol is not kept on the premises.

Cleaning materials kept in cupboard in utility room.

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

Cooking would be the main activity that could cause a fire.

The house has an electric cooker, eliminating the need for matches.

Maintenance would generally take place when the house is empty.

Cleaning should take place at change over, therefore an empty house.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

The property can sleep up to 11 people.

It is likely that there will be children at the property. 7 children is likely to be the maximum, located in bedroom 1, 2 and 4. On the first and second floor.

It is unlikely that a disabled person would stay at the house because of the design and no ground floor bedrooms.

Elderly people may stay at the house, but they are likely to stay on the first floor rather than the second floor if mobility is an issue.

2.2. Number of staff/employees

No employees

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

Three storey house

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

2 exits from the property - 1 at the front and 1 at the rear

The main exit is always likely to be the front of the house and should always be easy to open from the inside, using the Yale lock. It can be chub locked from outside, but not recommended when in the house.

Both exits open inwardly.

Both exits always kept clear.

3.2. The fire alarm and fire detection

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

Fire alarm has been fitted with smoke or heat detectors in all rooms. There are also 4 break

glass points in the utility room, hall way and both landings.
There is an extremely loud bell in the hall and each landing.
The fire alarm was updated in April 2010 and is serviced annually.

3.3. Fire fighting equipment

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

There is a fire blanket in the kitchen.
There is a fire extinguisher in the utility room and on each landing.

3.4. Escape lighting

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

There is emergency lighting in the hallway and on each landing.

3.5. Evacuation procedure

f) Describe the evacuation procedures

Fire Evacuation Procedure as attached and on the back of each bedroom door.