

Honeysuckle Cottage - Fire Risk Assessment

Address of Property Assessed : Honeysuckle Cottage, 48 North End, Hutton Rudby
Persons Undertaking the Assessment : Mr AJ and Mrs VA Verkaik, Joint Owners
Date of Assessment : March 2015

Step 1 - Identify Fire Hazards and Fire Risks

1.1 Sources of Ignition

a) Electrical - Wiring and Appliances

1. Periodic inspection of electrical installations (due every 5 years), next due March 2018
2. All portable appliances are subject to an annual inspection by AKsents Ltd (certified testers), next due March 2016

b) Cooking – electrical equipment

1. Full Instructions for electric oven and hob are in file in cottage and these are cleaned on a regular basis

c) Laundry equipment – filters cleaned regularly

d) Heating – natural gas-fired installations

1. Central heating boiler
2. Gas-fired stove

Annually tested by G2 Gas & Oil Services (Gas Safe registered): due March 2016. Gas stove is non-openable and placed on a tile platform

e) Furniture and Furnishings

The furniture complies with safety requirements

f) Domestic Waste

Bins are at the rear of the property, not accessible to the general public

g) Other items:

1. Any flammable agents (eg furniture polish) are stored in the cupboard under the sink in the kitchen, but there are no open flames anywhere in the cottage
2. Paint and paint-related articles are stored in a locked compartment in the summerhouse

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

a) Risk from cooking - but not more than normal

b) Risk of tumble dryer overheating through build-up of fluff. Visitors are instructed not to leave dryer on when leaving the cottage and to remove fluff regularly

c) Children playing with matches - no matches are provided

d) Candles left unattended. Candles are not provided and visitors are advised that, if brought in for special occasions, they should be nowhere near flammable material and not be left unattended

e) Smoking - Smoking is not permitted on the premises

f) Barbeque in courtyard

The barbeque is stored in the summerhouse and is to be used only in the main part of the courtyard and not to be left unattended

Each of the above depends on care exercised by visitors

Step 2 - Identify Persons at Risk

- a) visitors to the cottage, including children and the elderly. The cottage is equipped for 4 visitors
- b) anybody performing domestic work or with access to the cottage for maintenance

Step 3 – Reduce and Minimise the Risks

3.1. Situation of property and means of escape

a) Type of property:

Holiday cottage, terraced, stone built, timber roof with pantiles

b) Number of exit doors and where they are:

1. Exits: the front door is the primary escape route. This is equipped with a security lock, which is keyless on the inside
2. There is a second exit via the kitchen door, leading to the courtyard from where the adjacent property can be reached
3. One window in each bedroom is openable and can be used as an escape route

3.2. Fire alarm and fire detection

There are with two mains connected smoke detectors in place: one upstairs on the landing and one at the back of the sitting room next to the kitchen. There is also a separate, battery operated, "toast proof" alarm in the kitchen

3.3. Fire fighting equipment

- a) There is a fire blanket in the kitchen, next to the door to the living room, subject to annual inspection by Ayton Fire Protection (next due March 2016)
- b) There is a 1 kg dry-powder fire extinguisher in the kitchen, next to the door to the living room, subject to annual servicing by Ayton Fire Protection (next due March 2016)

3.4. Escape lighting

There is a "Safe-T-Light" rechargeable torch on the landing, which will come on automatically if the mains supply fails

3.5. Evacuation procedure

An escape plan is provided in the hall near the front door of the cottage

Signature:

Review outcome:

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Next assessment/review due: March 2016