

Sunrise Cottage Fire Risk Assessment

Address of property assessed:

Sunrise Cottage, 107 Cheddon Fitzpaine, Taunton, Somerset, TA2 8LD

Name and position of person undertaking the assessment:

Federica Monsone, owner

Date of assessment:

14th September 2020

Number of floors/area:

Two floors, 115m²

Use:

Self-catering property

Step 1 - Identify fire hazards and fire risks

Electrical wiring and appliances

All wiring and appliances were checked and passed as satisfactory by a qualified electrician in May 2019.

There are no trailing wires.

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

Appliances have been registered with the manufacturer and are checked at the end of every let. Lint filters are also cleaned at the end of every let.

Cooking – especially deep-fat frying

There are instructions for use of the electric oven.

Extraction vents above the cooker are cleaned every 3 months.

There is no facility for deep-fat frying.

Smoking

There is a no-smoking policy throughout the property, including e-cigarettes.

Candles

There are no candles or tea lights in the property.

Heaters and boilers

The boiler is an oil combination boiler and it is regularly serviced in May each year by an oil fueled boiler registered engineer.

A carbon monoxide detector is located in the living room.

Open fires and burners

There is a wood burner in the property and the flue is swept yearly in October.

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.

Furniture and furnishings

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

Domestic waste

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

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.

Activities that might cause a fire, including work processes and procedures

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.

Other

There is an oil tank located at the back of the garden.

Step 2 - Identify people at risk

Number of guests

The property sleeps four. There are two beds in the property, both of which are on the first floor. The master bedroom has a king-sized bed and the second bedroom has a double bed.

Number of staff and employees

Staff from a cleaning agency clean the property at the end of every let.

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

Step 3 – Evaluate the risks

The fire detection and alarm system

There are two smoke alarms, battery powered, located in the living room and master bedroom.
Spare batteries are kept in an accessible place and the domestic agency will replace them as required.

The smoke detectors are tested at the end of every let.

Means of escape – detail the type of property

The house is two storeys – both bedrooms are on the first floor.

Means of escape – detail the number of exit doors and where they are

The front door is inward opening and opens into the porch, there is a further door opening directly into the living room.

There are also patio doors which open outwards from the dining area.

Evacuation procedures

Guests on the ground floor may use any of the doors depending on where they are at the time.

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 enough for an adult to get through.

The evacuation procedures are details in the guest information sheet.

Escape lighting

A torch is kept in the porch.

Firefighting equipment

A fire extinguisher and fire blanket are in the kitchen cupboard on the left as you enter the kitchen.