

# Fire Risk Assessment

Address of Property Assessed: 29 Hengar Manor

Hengar Manor Country Park,

St Tudy,

Bodmin.

Cornwall

PL30 3PL

Person Undertaking the Assessment - Name: P Dell-Smith

- Position: Owner

Date of Assessment: 1<sup>st</sup> May 2022

## Fire Risk Assessment

### **Step 1 - Identify Fire Hazards and Fire Risks.**

#### 1.1 Sources of ignition

##### a) Electrical - wiring and appliances

A PATs test is carried out annually.

All appliances are labelled upon testing and dated.

##### b) Cooking - especially deep-fat frying

Instruction manuals are kept in the top kitchen drawer or the guest information for all appliances.

##### c) Smoking

We are a No Smoking property and do not encourage any of our guests to smoke.

##### d) Candles

There are no candles or tealights in the property.

##### e) Heaters and boilers

The property has Gas central heating with hot water via a wall mounted combi boiler, this is inspected annually.

f) Open fires

There are no open fires at the property.

g) Elements of structure

The property is brick built and floors are concrete downstairs, upstairs floors are wooden floor joists with tongued and grooved chipboard flooring.

All walls are plastered and painted.

h) Furniture and furnishings

All items of furniture comply to modern Fire Safety standards.

i) Domestic waste

Outside bins are emptied regularly, the site management company organises this.

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

There is no Garden Equipment stored at the property. The maintenance of the site is undertaken by the site management company. Cleaning materials are kept in the kitchen under the sink and hoovers and brushes are kept in the under stairs cupboard.

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

There is a portable Barbecue at the property which is only to be used on the patio or adjoining hardcore area.

**Step 2 - Identify Persons at Risk.**

2.1 Number of guests

The property accommodates 8 to 10 people.

There is one double room and three Twin bedded rooms which is suitable for both Adults and Children.

**Step 3 - Evaluate the Risks.**

3.1. Means of escape

a) Detail the type of property:

Two Storey House

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

There are 2 Exit doors in the property, these are kept clear at all times.

### 3.2. The fire alarm and fire detection

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

There are smoke detectors in both upstairs bedrooms, on the landing and also in the Lounge at the property.

These are regularly checked.

### 3.3. Fire fighting equipment

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

There is a fire blanket and fire extinguisher located in the kitchen.

These are checked annually.

### 3.4. Escape lighting

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

### 3.5. Evacuation procedure

f) Describe the evacuation procedures

In the event of a fire leave by the downstairs exit, or if trapped upstairs leave by a window or balcony, hang by your arms and drop to the ground.