



Yorkshire Dales Holiday Cottage (Hill View), - Fire Risk Assessment

Address of Property Assessed: Yorkshire Dales Holiday Cottage (Hill View), Appersett, DL8 3LN

Person Undertaking the Assessment - Name: David Barrow
- Position: Owner

Date of Assessment: 18th October 2011

1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

Wiring checked August 2011

All circuits correctly labelled

All appliances replaced in May 2011 or more recently

b) Cooking - especially deep-fat frying

Full instructions for cooking equipment provided in the guest information folder

Kitchen equipment is checked and if necessary cleaned at each changeover.

c) Smoking

Smoking is not permitted within the grounds of the cottage.

d) Candles

Candles are not provided

If candles are used they must be extinguished before leaving the room.

e) Heaters and boilers

Oil fired central heating is provided.

The boiler was installed and certified by an approved contractor in August 2011

The log-burning stove stands on an incombustible surface and has a fire guard. It was installed and certified by an approved contractor in April 2011.

Guests should ensure that a good space is left around the stove.

The wood ash in the stove should be left until changeover to be removed by the owner.

f) Open fires

There are no open fires.

g) Others

There are no other sources of ignition.

1.2. Fuel present

a) Elements of structure

Floors are all wood with the exception of the kitchen which has a ceramic tile floor.

Walls are of stone or brick construction with the exception of the entry wall to the lounge which is of timber and plasterboard.

Ceilings are standard wood and plasterboard construction.

b) Furniture and furnishings

All furniture complies with the Furniture and Furnishing (Fire Safety) Regulations,

c) Domestic waste

Bins are provided in each room.

Guests are invited to empty bins frequently.

Bins should be kept separate from sources of ignition.

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

Heating oil is stored in an external tank outside the premises

Wood is stored in the workshop with no adjacent sources of ignition

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

Plumbing using a blowtorch is undertaken from time-to-time. Users should ensure that all heat is gone before leaving the site of work.

The barbecue should be used only on the gravelled area and should be left to cool naturally prior to disposal of the ash.

2 - Identify Persons at Risk.

2.1 Number of guests

The property is suitable for up to eight people.

2.2. Number of staff/employees

There are no employees aged under 18,

3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

Hill View is a two-storey semi-detached cottage.

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

There is a single, inward-opening front door.

3.2. The fire alarm and fire detection

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

The cottage is provided with five interlinked, mains operated (with battery backup) alarm/sounders and a central control panel.

The kitchen has Carbon Monoxide and heat detectors

The hallway has smoke and Carbon Monoxide detectors

The landing has a smoke detector

3.3. Fire fighting equipment

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

A 2kg dry-powder extinguisher and a fire blanket in the kitchen

A 2kg dry-powder extinguisher in the hallway.

3.4. Escape lighting

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

A torch is provided.

3.5. Evacuation procedure

a) Describe the evacuation procedures

In case of fire, guests should leave without delay and dial 999 from any nearby phone to call the fire brigade.

Only if it is entirely safe to do so should an attempt be made to extinguish a fire.

Last Reviewed: 20 October 2011