



FIRE RISK ASSESSMENT

Address of Property Assessed:	24 High Street, Lavenham, Sudbury, Suffolk CO10 9FP
Person Undertaking the Assessment:	Hanna Dale
Position:	Owner
Date of Assessment:	02/06/20

Identify Fire Hazards and Fire Risks

1.1 Sources of ignition

a) Electrical - wiring and appliances

Items identified: oven, hob, dishwasher, washing machine, fridge, and extractor hood. All electrical work to install new kitchen carried out by a competent person and pre-existing electrical appliances PAT tested in July 2019 (labels displayed).

b) Cooking

Items identified: hob, extraction hood, oven and BBQ. Kitchen appliances all installed by a competent person and all listed regularly cleaned to ensure they are free from grease.

c) Smoking

This is a no smoking premise and part of the booking agreement.

d) Candles

Candles are provided, these are out of reach of children and in suitable holders to minimise risk.

e) Heaters and boilers

The house has gas central heating. The boiler was installed in April 2019 by a competent person, along with new radiators (excluding bedroom 2).

f) Open fires

A log burning stove is located in the lounge. Dry wood, kindling, and firelighters are provided from October - March and instructions for use provided. The chimney was swept in June 2019 by a competent person, this will be swept every year going forward.

g) Others

None

1.2. Fuel present

Gas central heating.

h) Elements of structure

A brick-built house, with wooden floors (1st floor) covered in carpet. Walls plastered.

i) Furniture and furnishings

A range of furnishing, from beds, sofa, cushions, blankets, chair etc. All furnishings comply with fire safety regulations and where present labels advise instructions.

j) Domestic waste

There are waste bins in the bathroom, bedroom, and kitchen. These are located away from sources of ignition. Waste from the bins goes into large external bins that are collected once a week (alternate between recycling and general household waste).

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

Standard cleaning materials are kept in the bathroom, kitchen and brick-built shed.

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

Cooking (including barbeques), general maintenance, cleaning, children and pets playing. As a precaution, a fire blanket is located in kitchen and fire extinguisher in the cupboard of bedroom 1.

Using the BBQ – instructions on how to use provided and warning notice on BBQ.

Identify Persons at Risk

2.1 Number of guests

The maximum guests allowed to stay is four, plus one dog. Children are allowed, they will be located in bedroom 1 or 2. A travel cot is provided. Window restrictors have been put on the sash windows for safety measures, however, keys are kept by each window (out of reach of children) so they can be opened in case of an emergency.

2.2. Number of staff/employees

One employee, over the age of 18.

Evaluate the Risks

3.1. Means of escape

a) Detail the type of property:

Two-storey terrace house.

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

Exits are through the front and back doors. The back doors are outward opening and the front door is inward opening. These should be 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 three fire alarms/detectors and two CO2 detectors in the house. The fire alarms are located in the kitchen, the entrance hall, and the 1st floor hall - these are all in good order and tested regularly. The CO2 detectors are located in the lounge and in the cupboard in Bedroom 1 - these are in good order and tested regularly.

3.3. Firefighting equipment

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

There is a fire blanket located in the kitchen and an extinguisher in bedroom 1's cupboard.

3.4. Escape lighting

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

None.

3.5. Evacuation procedure

f) Describe the evacuation procedures

The front and back doors are exit points. Windows on the ground floor and 1st floor open fully using the keys provided next to the windows.