

VisitBritain - Fire Risk Assessment

Address of Property Assessed: Waters Edge 4 Alexandra Cottages Norton
Nr Yarmouth Isle of Wight PO41 0NA

Person Undertaking the Assessment - Name: Jan White

- Position: Letting Agent

Date of Assessment: 6th October 2008

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

- i) A qualified electrician has checked all portable appliances and a PAT (portable appliance test) certificate has been issued. All appliances have been tagged and dated
 - ii) All cables have been visually checked by a qualified electrician
 - iii) All fusebox/circuit breakers are in good condition and correctly labelled
 - iv) All electrical appliances have been purchased within the last eighteen months so are relatively new and are undamaged
 - v) All appliances have been recently used by the letting agent and no appliance appeared faulty in any way
 - vi) All portable appliances are tagged – date on inspection 17th October 2008
 - vii) Emergency electrical call out procedures are displayed on fuse box

b) Cooking - especially deep-fat frying

No deep fat fryer in building

New hob unit purchased and fitted last year

Oven used recently by letting agent and in good working order

c) Smoking

No smoking is permitted inside the building - there are signs both in and outside of the house to indicate this and on all web sites

d) Candles

One candle is provided with a note for emergency use only - but torches are provided in one bedside cabinet in each bedroom.

e) Heaters and boilers

The boiler (oil) is inspected annually - date of last inspection detailed on boiler door 02 May 2008. This is checked annually.

f) Open fires

none

g) Others

A decorative wall hung plasma fire is located in lounge but this does not omit any radiated heat

However a small amount of heat comes from the bulb - but guests attention is drawn to this on arrival notes

1.2. Fuel present

There is an oil container in the back garden

h) Elements of structure

Standard approved structure

i) Furniture and furnishings

All furniture and furnishings are newly purchased and carry the required fire risk standard

j) Domestic waste

domestic waste is stored in the first instance in a rubbish bin internally in the kitchen and then into dustbins outside - collected weekly - recycling is encouraged

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

Any domestic cleaning materials are kept under the kitchen sink. Parents with small children should take their own precautions to ensure its safety.

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

none evident

Step 2 - Identify Persons at Risk.

2.1 Number of guests

1 - 6

2.2. Number of staff/employees

none resident

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

semi detached three storey town house

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

split level property - entrance at rear and ground floor - double door
entrance at front. Middle floor - regular front door
emergency key is placed next to back door AT ALL TIMES and labelled Do Not Remove
instructions for use written on door handle
Exits are kept clear and available for use at all times

3.2. The fire alarm and fire detection

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

Kitchen has both fire blanket and fire extinguisher – fire blanket is wall mounted next to exit door.
Each floor has fire detectors that are regularly checked (mains fitted with battery back up)

3.3. Fire fighting equipment

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

fire blanket wall hung next to exit door. Extinguisher in visible position in kitchen

3.4. Escape lighting

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

Torches are provided in each bedroom for emergency use - outside lighting provides light on access route & lights come on automatically when accessed. Written instructions are on light switch

3.5. Evacuation procedure

f) Describe the evacuation procedures

Evacuation should be by your nearest exit – for those on the ground floor there is a double door opening outward leading from the master bedroom (a labeled emergency key is located to the side of the door at all times) instructions to open the door are marked in marker pen on exit door. The twin bedroom on this same floor can also use this exit or proceed up one small flight of stairs to the main front door. The top floor bedroom must travel down one and a half flights to reach the front escape door. Once outside the building guests should muster a) if leaving from the front door proceed to the parking area beyond the garage or b) if leaving from the back door muster across the road in the allocated parking lot.