

Fire Risk Assessment

Risk assessment for North Mere

Company North Mere
Address Pleasance Farm
Chase Lane
Kenilworth
CV8 1PR

Assessment undertaken by

Date 1st October 2023
Completed by Zoe Bell

Use Self contained self catering units

Step 1 – Identify fire hazards

Sources of ignition (the same for all 3 units except where specified)

Heat from cooking
Faulty or misused electrical equipment
Unauthorised smoking materials / candles
Arson

Sources of Fuel (the same for all 3 units except where specified)

Oil used in cooking
Furniture and bedding
Cleaning materials
Domestic waste

Sources of Oxygen (the same for all 3 units)

Normal air circulating

Step 2 – People at Risk

Guests at sleep in bedrooms, especially any mobility or hearing impaired guests.

Step 3 – Evaluate, remove, reduce and protect from risk

Evaluate the risk of fire occurring

- Moderate risk from cooking – There is no facility for deep fat frying so reduces the risk. Cooking is with electricity so no naked flame.
- Moderate risk from carelessly discarded, unauthorised, smoking materials by guests.
- Low risk of electrical fire in all areas– All electrical items are inspected for faults at each change over. Sockets not overloaded.
- No risk of ignition from boiler as located in a separate building.
- Low risk of arson as building is secured and people on site all the time.

Evaluate the risk to people from a fire starting in the premises

- Fire in the kitchen from cooking could spread to other areas via wedged fire doors.
- Fire in bedroom / private areas / communal areas from electrical items could spread by wedging fire doors open.
- Granary has open plan living / cooking area with open stair case. Fire doors with 30 min protection are installed in bedrooms and all windows are fire escapes. There is approx. 12m from bedrooms to exit and two exit routes (front door and rear door to patio).

Remove and reduce the hazards that may cause a fire

- Risk of fire from cooking can be reduce by ensuring that guests keep all doors closed, heat detector in kitchen and fire blanket and fire extinguishers available. Cooking is with electric so no naked flames.
- All electrical items are kept in good order and checked at each change over. Electrical wiring and main consumer unit are checked every 5 years by a qualified electrician.
- No smoking policy throughout the house, smoke detectors fitted in all areas.
- No candles are in the premises
- Properties are kept tidy and clean. No towels and linen are stored in the cottages.
- All furniture complies with Furniture and Furnishings regulations

Remove and reduce the risks to people from a fire

- Fire Alarms are changed as required by manufacturer's guarantee. These are checked after each change over.
- Properties are no smoking
- The Coach house is single storey buildings which allows more easily accessible exits for mobility impaired guests.
- All cottages have two routes of exit
- Fire blankets checked to ensure they are in working order at every change over.
- Fire extinguishers checked for damage and pressure levels. Replaced as specified by the manufacturer.
- Rubbish is kept in a bin away from the cooker and other ignition sources. Externally rubbish is stored in wheelie bins away from the buildings
- All electrical appliances are checked for damage at each change over. Electrical wiring and main consumer unit are checked every 5 years by a qualified electrician.
- All exit routes are kept clear. Doors have thumb key turn so no key required to exit.
- Rechargeable torch is available which will light the way to the exit in the event of a power failure.

- Notice affixed in prominent place informing guests of procedure in case of fire.