

Fire Risk Assessment

Address of property assessed: Parc Drae, Crellow Lane, Stithians, TR3 7BB

Number of floors: 1 Maximum number of overnight guests: 2

Number of rooms: 5 including toilet & bathroom

Construction: block, part tiled & part metal sheeted roof

Assessor: Vyv Toms

Date of assessment: 12 September 2023 (updated 25 January 2025)

Responsible person: Vyv Toms

Fire hazards and controls

Are fixed electrical installations inspected and tested every 5 years?

Yes – next due 2025

Are electrical appliances periodically inspected and tested?

Yes – PAT with visual inspection at every changeover.

Is the use of trailing leads and adaptors avoided where possible?

Yes

Are gas appliances periodically inspected and tested every 12 months?

N/a

Is smoking permitted on the premises?

No – smoking and vaping prohibited. Candles and other items with naked flames also prohibited.

Are suitable arrangements in place for those who wish to smoke?

N/a – smoking & vaping is not permitted in or around the premises.

Are the premises adequately secured to prevent unauthorised access?

Yes

Are combustible materials, waste and refuse bins stored safely clear of the premises or in purpose-built compounds/rooms?

Yes

Are fixed heating systems subject to periodic maintenance?

N/a

Are portable heaters subject to periodic inspection and used safely?

Yes

Are there adequate fire precautions in the use of open fires and log burners?

N/a

Are adequate measures taken to prevent fires from cooking?

Yes

Are filters and ductwork subject to regular cleaning?

N/a

Is the standard of housekeeping adequate to avoid the accumulation of combustible materials and waste?

Yes

Are combustible materials kept separate from ignition and heat sources?

Yes

Is it ensured that all contractors who undertake work on the premises are competent and qualified?

Yes

Are suitable measures in place to address the fire hazards associated with the use and storage of dangerous substances?

N/a

Are there any other significant fire hazards in the premises?

No

If the answer to the above question is yes, please list each hazard and any control measure to reduce the risk of fire, in the box below. If the answer to any question is no, include suitable action within the Action Plan.

If applicable, list each hazard and any control measure to reduce the risk of fire here.

N/A

Fire protection measures

Are all escape routes kept clear of obstructions to enable people to escape safely?

Yes

Are all fire exits easily and immediately openable?

Yes

Are distances of travel considered reasonable?

Yes

Do the walls and structures protecting the stairway and escape routes provide an adequate level of fire resistance?

Yes

Is the fire resistance of doors to stairways and escape routes considered adequate?

Yes

Where necessary, are doors fitted with suitable self-closing devices that close the doors effectively?

N/a

Are there adequate levels of artificial lighting provided in the escape routes?

Yes

Where necessary, has a reasonable standard of emergency escape lighting been provided?

Yes

Where necessary, is a reasonable standard of fire exit and fire safety signs provided?

N/a

Are smoke and/or heat alarms/detectors provided and is the extent and coverage considered adequate?

Yes – Heat in kitchen, smoke in dining room, hall and bedroom. All mains powered with battery backup and interlinked.

Is there a reasonable provision of firefighting equipment (fire extinguishers, fire blanket)?

Yes

Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.

Write brief details of your fire protection measures here.

Fire blanket in kitchen. Guests encouraged to evacuate not risk themselves.

Management of fire safety

Are procedures in the event of fire appropriate and documented?

Yes

Is the information on fire safety and the action to take in the event of a fire given to guests?

Yes, both online and on arrival in printed form.

Are any staff members given regular instruction and training on the action to take in the event of a fire?

N/a

Are frequent checks carried out to ensure exit routes are kept clear and fire exits remain easily openable?

Yes

Are periodic checks carried out on fire doors to ensure they remain in good condition and close effectively?

Yes – only nominal fire doors due to very short escape route.

Are domestic smoke and heat alarms tested monthly?

Yes – tested at each changeover & recorded on the cleaning check list which is then scanned and stored in the cloud.

Where fitted, are weekly testing and six-monthly servicing routines in place for the fire detection and alarm system?

N/a

In self-catering premises, are all smoke/heat alarms (or fire detection and alarm systems, where fitted) tested at every changeover?

Yes

Where fitted, are monthly and annual testing routines in place for the emergency escape lighting?

Yes – tested at each changeover and periodically to ensure battery remains sufficient for at least one hour of light in the event of a power failure.

Where provided are fire extinguishers subject to annual maintenance?

N/a – following Government guidance extinguisher not provided.

Are records of testing and maintenance maintained?

Yes

Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.

Write brief details of your management of fire safety here.

Fire blanket in kitchen.

Heat detector in kitchen/lounge.

Smoke detectors in dining room, bedroom, and hallway – mains powered with battery backup and interlinked.

Emergency light in hallway.

All checked/tested at each changeover.

All portable electrical equipment is visually inspected at each changeover for integrity of cables and fixings.

Action plan

If any of the above boxes are ticked with a 'No', the deficiencies should be described below, along with proposed action for rectification.

Item	Deficiency	Proposed action	Timescale	Person responsible
		All identified matters have been completed.		