

Holiday Let Fire Risk Assessment

Apartment 3, 8E Consort Rd, Cowes

16-Jan-10

Contents:

Record of significant findings
Risk Assessment checklist

Record of Significant Findings

1. Fire Hazards:

Sources of ignition	Sources of fuel	Sources of Oxygen
1. Electric Oven	1. Gas	1. Open windows and doors.
2. Gas Hob	2.	2.
3. Wall lights	3.	3.
4.	4.	
5.		

2. People at Risk:

Up to 6 persons including on occasion:

Disabled residents (Non-abled bodied, hard of hearing /special needs);
Foreign nationals with language difficulties;
Persons unfamiliar with their surroundings.

3. Evaluate, Remove, Reduce, and Protect from Risk

(3.1) Evaluate the risk of the fire occurring

Any High risks: Clothes and other items catching alight when cooking.
Smoking. THIS IS A NON-SMOKING PROPERTY

Any Moderate risks: Items placed on wall/standard lamps.

(3.2) Evaluate the risk to people from a fire starting in the premises

If a fire started in the kitchen how and where could it spread to?

A fire started in the kitchen could spread throughout the apartment. It would not spread onto the landing if the fire doors are closed.

If a fire starts in another area of the apartment how and where could it spread to?

A fire started elsewhere in the apartment could spread through out. It would not spread onto the landing if the fire doors are closed.

(3.3) Remove and reduce the hazards that may cause a fire

What changes can you complete to reduce risk?

No Smoking sign

Clear instruction within the information file left in the property.

(3.4) Remove and reduce the risks to people from a fire

Smoke and heat detectors are installed, together with the provision of a fire extinguisher and fire blanket located within the hall cupboard. These are pointed out to all guests on arrival.

Risk Assessment checklist

Hazard identification

Ignition sources: Gas Hob, Electric Oven, Smoking Wall lights and standard lamps.

Fuel sources: Gas

Oxygen sources: Open windows and doors

People at risk

Who is at risk? All visitors

Why are they at risk? They are at risk if they do not obey the procedures within the information file and read notices.

Protect from risk

Fire detection and warning

Do the existing means of detection ensure a fire is discovered quickly enough for the alarm to be raised in time for all the occupants to escape to a place of safety? **Yes**

If electrical, does it have a battery back-up supply?

Yes

Can the alarm be heard and understood throughout the building?

Yes

Answer yes or no to the following questions and note any necessary actions

Fire extinguishing

1. Are the right types of extinguishers located close to the fire hazards and can users get to them without exposing themselves to risk? **Yes**
2. Are there enough sited throughout the property at appropriate locations? **Yes**
3. Are the extinguishers visible or does their position need indicating? **Yes visible**
4. Are fire extinguishers regularly maintained? **Yes**
5. Is the street hydrant accessible – i.e. not parked on? **Yes**
6. Is there clear access for fire engines? **Yes**

Do you have the necessary procedures in place to maintain any facilities that have been provided for the safety of people? **Yes, keep fire doors shut to provide safe exit in the event of fire.**

Escape routes

1. Is the building constructed so that if there is a fire, heat and smoke will not spread uncontrolled through the building to the extent that people are unable to use the escape routes? **Yes, fire doors should be shut.**
2. Are holes or gaps in the ceilings, walls or floors properly sealed where electrical wires or ventilation ducts pass through them? **Yes**

3. Can all the occupants escape to a place of total safety within a reasonable time? **Yes**
4. Are the existing escape routes adequate for the numbers and type of people who may need to use them e.g. disabled, very young? **Yes**
5. Are the exits in the right place and do the escape routes lead as directly as possible to a place of total safety? **Yes**
6. Are the escape routes and final exits kept clear at all times? **Yes**
7. Do the doors on the escape routes open in the direction of travel? **Only the main landing fire door.**
8. Can all final exit doors be opened easily and immediately if there is an emergency? **Yes**
9. Will everyone be able to safely use the escape routes from your premises? **Yes**
10. Are the people within the building aware of the importance of maintaining the safety of the escape routes e.g. by ensuring fire doors are not wedged open, and combustible items are not stored within them? **Yes**
11. Are there any particular or unusual issues to consider? **There is a building fire alarm system that should be activated whilst escaping from the apartment in the event of fire. There is a RED break glass point on the ground and first floor landing.**

Emergency lighting

1. Are emergency escape routes covered by emergency lighting? **Yes**
2. Will there always be sufficient available lighting to safely use the escape routes? **Yes**
3. Do you have back up power supplies for your lighting? **Yes, they have 3hr battery backup.**
- 4.

Signage

Where necessary are escape routes and exits, the location of firefighting equipment indicated by appropriate signs? **Yes**

1. Are there notices such as those giving information on how to operate security devices on exit doors, those indicating doors enclosing fire hazards that must be kept shut and fire action notices? **Yes**

Recording

1. Are records of electrical, gas and fire extinguisher checks and maintenance being kept? **Yes**
2. Is the property conducting fire risk assessment annually or when any significant change occurs? **Yes, held by the management company named "8E Consort Rd"**