



VisitEngland - Fire Risk Assessment

Address of Property Assessed: Bodannon
No 20 Towan Valley,
Porthtowan.
Cornwall
TR4 8FJ

Person Undertaking the Assessment - Name: Helen Grimsey

- Position: Owner

Date of Assessment: 3rd June 2020

Fire Risk Assessment

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

A PATs test is carried out annually.
All appliances are labelled upon testing and dated.

b) Cooking - especially deep-fat frying

Instruction manuals are kept in the kitchen drawer for all appliances.

c) Smoking

We are a No Smoking property and do not encourage any of our guests to smoke.

d) Candles

There are no candles or tealights in the property.
We leave wind up torches in case of an emergency.

e) Heaters and boilers

The property has Electric Central heating which are operated on a timers. All heaters are wall mounted.

f) Open fires

There are no open fires at the property.

g) Elements of structure

The property is brick built and floors are concrete downstairs, upstairs floors are wooden floor joists with tongued and grooved chipboard flooring.
All walls are plastered and painted.

h) Furniture and furnishings

All items of furniture comply to modern Fire Safety standards.

i) Domestic waste

Outside bins are communal and emptied regularly, the site management company organises this.

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

There is no Garden Equipment stored at the property. The maintenance of the site is undertaken by the site management company. Cleaning materials are kept in the kitchen under the sink and hoovers and brushes are kept in the under stairs cupboard.

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

There is no Barbecue at the property.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

The property accommodates 8 people.
There are four three double rooms which is suitable for both Adults and Children.

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

Two Storey House

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

There are 3 Exit doors in the property.
All doors are 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 2 smoke detectors at the property.
One is located in the living room, the other is at the top of the stairs.
These are regularly checked.

3.3. Fire fighting equipment

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

There is a fire blanket and fire extinguisher located in the kitchen and another fire extinguisher at the top of the stairs.

3.4. Escape lighting

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

Wind up torches are kept in the property.

3.5. Evacuation procedure

f) Describe the evacuation procedures

In the event of a fire leave by any of the downstairs exits, or if trapped upstairs leave by the balcony in the master bedroom, hang by your arms and drop to the ground.

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