



VisitEngland - Fire Risk Assessment

Address of Property Assessed: 100 Hengar Manor
Hengar Manor Country Park,
St Tudy,
Bodmin.
Cornwall
PL30 3PL

Person Undertaking the Assessment - Name: Alec Grimsey

- Position: Owner

Date of Assessment: 6th February 2023

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 back of the Welcome folder for any appliances we have them for, and in the digital Welcome guide.
Extractor Fan is cleaned regularly to keep grease to a minimum.

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 also there is an emergency light located at the top of the stairs to aid exit at night.

e) Heaters and boilers

The property has Electric Central heating which are operated on a timer. 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 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 6 people.
There is one double room and two Twin bedded rooms which are 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 is 1 Exit door in the property, this is 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 smoke detectors in both upstairs bedrooms, on the landing and also in the Lounge at the property. These are all hard wired and linked together conforming to the very latest fire safety regulations. These were installed March 2021.
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. There is also a fire extinguisher located at the top of the stairs.
These are checked annually.

3.4. Escape lighting

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

Wind up torches are kept in the property, there is also emergency lighting at the top of the stairs to aid escape.

3.5. Evacuation procedure

f) Describe the evacuation procedures

In the event of a fire leave by the downstairs exit, or if trapped upstairs leave by a window hang by your arms and drop to the ground.