



## VisitEngland - Fire Risk Assessment

**Address of Property Assessed:** 44 Meadow Rise,  
St Columb Major, Cornwall  
TR9 6BL

**Person Undertaking the Assessment - Name:** Helen Grimsey

**- Position:** Owner

**Date of Assessment:** 18<sup>th</sup> March 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 a separate folder and in digital format for all appliances.  
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.  
There is emergency lighting located above the stairs to aid exit at night.

#### e) Heaters and boilers

The property has Gas Central heating and Wifi controlled electric radiators. All radiators are wall mounted.  
The boiler is serviced Annually by MG Plumbing & Heating (Southwest Ltd) and a Landlords certificate is issued.

#### 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 weekly.

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

All garden equipment is stored in a locked shed at the bottom of the garden away from the property.

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

There is a Barbecue in the garden which is regularly cleaned. All barbecue equipment is kept in a separate box and matches kept in a top kitchen cupboard.

## **Step 2 - Identify Persons at Risk.**

### **2.1 Number of guests**

The property accommodates 4 people.  
There is a Twin bedded room which is suitable for both Adults and Children at the front of the property.

## **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 2 Exit doors in the property.

The Kitchen door is inward opening. This has a thumb lock so no key is required to exit in an emergency.

Both 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 smoke detectors in both bedrooms, the landing and lounge at the property.

The kitchen has a heat sensor.

These are all regularly checked.

These are all mains fed and interlinked to comply with the very latest fire regulations.

The system was updated to this standard November 2020

### **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. This is checked annually.

### **3.4. Escape lighting**

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

Wind up torches are kept in the property. Along with emergency lighting located over the stairs.

### **3.5. Evacuation procedure**

#### **f) Describe the evacuation procedures**

In the event of a fire leave by either downstairs exits, or if trapped upstairs leave by the twin bedded room window, hang by your arms and drop to the ground.