

FIRE RISK ASSESSMENT



**The Granary
Wroxall Manor Farm
Manor Bottom
Manor road
Wroxall
PO38 3DH**

Date of Survey 29th April 2019

Building Fire Risk Rating	Slight/Normal	2
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1.	PREMISES PARTICULARS
Premises Name: The Granary	Use of Premises: Occupancy: Cottage Holiday Let
Address: Wroxall Manor Farm Manor Bottom Manor road Wroxall PO38 3DH	Owner: Agnieza & Steve Lenton Wroxal Manor Farm Wroxall PO38 3DH
Date of Risk Assessment: 29/4/2019	Date of Next Review: A Formal review Annually and checked after each let
Name and relevant details of the person who carried out the assessment: Mark Young Tech IOSH	
2.	GENERAL DESCRIPTION OF PREMISES
A converted single storey former barn consisting of one Self Contained 2 bedroomed holiday cottage stone built with a pitched slate roof. Converted in 2018/19. Floor levels consist of the following; Entrance hallway, open plan lounge, shower room, storage cupboards, half stair to kitchen and door leading to two bedrooms and bathroom External areas include plant room, swimming pool, gardens and paved areas Footprint – A ground floor area of approximately 900m2	

Occupancy

The maximum Number of persons within the premises at any one time:
Property is a holiday let that can cater for small parties/families
Any disabled persons:
Will be considered at time of all bookings.

3. PLAN DRAWING

Building has an uncomplicated layout and has no floor plan displayed but can be supplied if required.

4. IDENTIFY FIRE HAZARDS

Sources of Ignition:

Power is supplied by a mixture of air source heating and photo voltaic supply
Electrical Installation was commissioned **12/4/2019**
Heating in lounge is supplied by a Log Burner which has an Hetas certificate of compliance from **9/3/2019**

A Carbon Monoxide detector should be sited/fitted in the lounge area

Instructions should be given for safe use of any appliance and a checking regime of equipment be put in place between lets

Any Contractors used will employ a 'permit to work' system when carrying out any hot works.

Smoking rules will be determined by owners.

There is no evidence that the property has suffered any arson attacks or attempted arson attacks.

Previous fire loss or incidents:

None

Sources of Fuel:

Guests need to be reminded that it is essential that all escape routes out of the building need to remain clear at all times.

A good Housekeeping regime will need to be in place

Consideration also needs to be given for the following:

Waste storage and removal – location of bins and days of waste removal

The building is always kept free of any gas cylinders or flammable substances

Decorations if put up for any seasonal or religious occasions

Furniture and furnishings used are compliant with current Fire Safety standards

Faulty or misused electrical equipment

Communicating with guests all aspects of the buildings Fire Safety

Sources of Oxygen:

The main Oxygen source will be the air within the building therefore with only the use of natural ventilation risk will generally be normal.

Structural features that could promote the spread of fire:

Fire spread through areas of a building occurs more quickly when holes or gaps are found in areas that are otherwise sealed. Gaps are often found around cables and pipes as they pass through ceilings and walls.

The Wall coverings are of standard construction materials and are suitably fire resistant and are not considered to present a significant risk of increasing the surface spread of flame and that any works that are carried out that involve drilling or breaking through walls and breaching compartmentation are suitably filled with a Fire stopping product.

There were no visible holes or gaps viewed whilst inspecting.

FD30S fire rated fire doors have been fitted with relevant intumescent strips, furniture and overhead self closing devices to door from kitchen to sleeping area, both bedrooms and service cupboard adjacent to the lounge .

Based on a visual inspection doors appeared to be sound, imperforate, with reasonable stops.

When carrying out Maintenance on doors and frames Contractors will need to be reminded not to damage or paint over Intumescent strips or smoke seals.

It is recommended that regular checks should be made to ensure that the fire doors in the building remain undamaged, a close fit, self close or remain locked where stated and intumescent strips and seals remain fully in place and unobstructed.

5. IDENTIFY PEOPLE AT RISK

All Guests.

Consideration needs to be given to persons with disabilities, people not being able to leave the property quickly (parents with young children, elderly)

6. MEANS OF ESCAPE – EVACUATION

Escape routes need to be unobstructed at all times and clear of any stored items and potential trip hazards so as free and unhindered egress is allowed at all times.

There are 2 main exits out of the building

- Main exit at the front of the property
- Via the door within the ensuite bathroom in the main bedroom

Plan also notes that both bedrooms have also been fitted with escape windows and there is also a door within the kitchen that leads out to the rear of the building

Travel distances on routes are within acceptable distances

Final Exits can be opened without the need for a key in an emergency (Advised that thumbturns were due to be fitted).

All the escape routes leads to an ultimate place of safety and all areas immediately outside the exits are kept clear of all obstructions and combustible materials.

The number, distribution & dimensions of escape routes & exits provided is considered adequate for this building.

7. FIRE SAFETY SIGNS & NOTICES

There is currently no Fire Safety signage displayed

It is advisable to display a Fire Action notice on the back of each bedroom door

8. FIRE WARNING SYSTEM

Mains linked 240v detection is fitted throughout

It is advisable that detection is extended into the cupboard by the lounge and the plant room at the rear

9. EMERGENCY LIGHTING SYSTEM

Twin spot Emergency lighting is installed externally to highlight the escape route at the rear of the building

There is also adequate natural lighting.

Consideration should be given to supplying a Torch for guests

10. FIRE FIGHTING EQUIPMENT

There is currently no fire fighting equipment supplied

It is advisable that a Fire Blanket is installed in the kitchen

11.	MANAGEMENT – MAINTENANCE	
<p>Is there a maintenance programme for the fire safety provisions in the premises:- The Means of Escape and Fire Safety provisions are maintained as detailed below and all maintenance is to be recorded. Guidance as per schedule below:- Fire Detection and Fire Warning Systems: An Annual check of system Manual test of detection between lets Emergency Lighting: Monthly – run a function test to ensure all are working correctly Annually – Full check and test of system and units by a competent service engineer. Fire Fighting Equipment: Annually – Full check and test by a competent service engineer Log Burner: Annually - Full check and test by a competent service engineer It is also advised that a Full check of the buildings, Fire Doors, walls, means of escape is checked out between lets Service visits should always be logged and recorded the results and relevant actions will be kept and filed.</p>		<p><u>YES</u></p>
12.	FIRE EMERGENCY EVACUATION PLAN	
<p style="text-align: center;">Building operates a Full evacuation Policy Guests are advised of the buildings Fire Safety policy when they let the property.</p> <p style="text-align: center;">FIRE EMERGENCY EVACUATION PLAN</p> <p style="text-align: center;">On actuation of any smoke detector within the building an investigation should take place to determine the cause and whether the attendance of the fire brigade is required.</p> <p style="text-align: center;">In the event of a fire it is expected that the Guest locating the fire will be responsible for calling the fire service. The nominated assembly point is; <u>Outside the premises in front of the Barns</u></p> <p style="text-align: center;">The person making the call should, if possible, liaise with the fire brigade on their arrival and give any relevant details.</p>		

13. FIRE SAFETY DEFICIENCIES TO BE RECTIFIED			
Deficiency/Rectification	Priority	Comments	Date rectified
<ul style="list-style-type: none"> • Detection to be extended into Cupboard by lounge and plant room • Commissioning certificate was not available for external emergency lighting • Thumbturn or similar type locks to be fitted to exit doors and gate(see 14a) • Consider the supply and fitting of a Fire Blanket in the kitchen • Fitting of Fire Action signage to bedroom doors • A Carbon Monoxide detector should be fitted in the lounge area 	B	Advised onsite that these were due to be fitted	
	B		
	A		
	C		
	B		
	B		
14. SIGNIFICANT FINDINGS			
Significant findings		Control measure/action	

Category	Meaning
A	Immediate priority to be actioned within 0-3 months Breaches of legal requirements, which could cause injury and require immediate short term action.
B	Medium priority to be actioned within 0-6 months Breaches in legislation that may require medium/long term action to resolve
C	Low priority to be actioned within 0-12 months
D	Items of non urgent priority, for future consideration or be added to Works Programme

15. PICTURES

This section of the report provides photographic evidence of the findings of the report where the assessor has considered photographs would enhance the understanding of the report and help put matters into context. If the assessor is of the opinion that photographs are not necessary, this section of the report will remain blank.



a) locks to internal door and gate currently locked by key



16. CONCLUSIONS

Assessors are required to register a Risk Rating for each premises. The rating is calculated based on two specific criteria, Consequence and Likelihood. Consequence of a fire outbreak requires the assessor to grade the potential harm to relevant persons on a scale of 1 to 3. Likelihood of a fire outbreak requires the assessor to assess the possibility of a fire occurring on a scale of 1 to 3.

Together these values are used to consider an appropriate Fire Risk Rating for the premises having due regard to the intent behind the Regulatory Reform (Fire Safety) Order 2005. The risk rating gives a general indication of the broad level of compliance in respect of the fire safety precautions noted within the premises at the time of audit. The assessor will have taken into consideration all findings and issues recorded as part of the assessment when determining the risk rating.

		CONSEQUENCE		
		Extreme Harm 3	Moderate Harm 2	Slight Harm 1
LIKELIHOOD	High 3	9	6	3
	Normal 2	6	4	2
	Low 1	3	2	1

Consequence of Fire (Harm)

- 3 - Extreme Significant potential for serious injury or death of one or more occupants
- 2 - Moderate Outbreak of fire could foreseeably result in injury of one or more occupants, but it is unlikely to involve multiple fatalities
- 1 - Slight Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs)

Likelihood of Fire

- 3 - High Lack of adequate control applied to one or more significant fire hazards, such as to result in significant increase in the likelihood of fire
- 2 - Normal Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls
- 1 - Low Low likelihood of fire as a result of negligible potential sources of ignition

Assessor Comments

There were no visible breaches in Fire Compartmentation.
All doors viewed are in good condition and appear to be of a FD30 standard.
Once the Works identified in the risk assessment are Complete The following risk rating should be applied :-

Consequence of Fire – Slight

Likelihood of Fire – Normal

Fire Risk Rating = 2

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial **Tolerable** Moderate Substantial Intolerable