Self-Catering Fire Risk Assessment Breakspeare House Holiday Let - Scarborough

Address of property assessed:
Breakspeare House, 25 Peasholm Crescent, Scarborough, North Yorkshire, YO12 7QY.

Name and position of person undertaking the assessment:
Joanne Tomlinson, owner

Date of assessment:
1st April 2021

Number of floors/area:
One floor

Use:
Self-catering holiday let bungalow – one storey

Step 1 - Identify fire hazards and fire risks

Electrical wiring and appliances

All wiring and appliances were checked and passed as satisfactory by a qualified electrician on 03/09/2020.

There are no trailing wires.

The fuse board has been checked and correctly upgraded for the needs of the house, including circuit breakers.

Appliances have been registered with the manufacturer and are checked at the end of every let. Lint filters are also cleaned at the end of every let.

Fixed wire electrics have been checked by a qualified contractor. Extension leads are checked after each guest stay for damage, they are removed if any damage is observed.

All appliances have been checked.

Cooking – especially deep-fat frying

There are instructions for use of the electric oven.

The hob is gas and self-ignites. The appliance was last checked by a Gas Safe registered engineer in April 2021.

Extraction vents above the cooker are cleaned every 3 months.

There is no facility for deep-fat frying.

Smoking

There is a no-smoking policy throughout the property, including e-cigarettes.

Candles

There are no candles or tea lights in the property.

Heaters and boilers

Centrally heating at the property.

All radiators are in good condition.

The boiler is a gas combination boiler and it is regularly serviced each year by a Gas Safe registered engineer.

A carbon monoxide detector is located in the living room.

Open fires and burners

There is a log burner fitted in the living room. This has been professionally installed and tested by a HETAS engineer and we have a HETAS certificate of compliance.

The log burner is cleaned and checked after every stay.

Guests are asked to make sure the log burner door is closed when in use and to keep the area around it clear from any items.

Fire Guard provided.

Chimney swept annually.

Instructions are given in the handbook on how to start the gas fire.

Carbon Monoxide detector is provided.

Furniture and furnishings

All furniture and furnishings that need to comply with the Furniture and furnishings (Fire Safety) regulations for rental accommodation do so.

Domestic waste

Domestic waste is stored in a freestanding bin in the kitchen area. This is emptied and domestic waste is removed from the premise after each stay.

The external bins are away from any sources of ignition, windows and exits.

Other items – e.g. petrol for lawnmowers, cleaning materials etc.

No highly flammable liquid stored on site. No propane gas barbecues onsite.

Activities that might cause a fire, including work processes and procedures

A barbecue is available for outside use but is well away from the house.

The barbecue had a lid which can be used to extinguish any fire which gets out of control.

Other

None identified

Step 2 - Identify people at risk

Number of guests

Accommodation can safely accommodate 6 adults. A different combination of 2 adults and up to 4 children plus travel cot can be accommodated. Property not suitable for wheelchair users.

There are three bedrooms in the property and it sleeps 6 people in total with the possible addition of a travel cot for a child under 2 – this can be placed in the master bedroom at the guests request.

Number of staff and employees

Staff from a cleaning agency clean the property at the end of every let.

Domestic and agency staff are all over the age of 18 years.

Step 3 – Evaluate the risks

The fire detection and alarm system

There are two heat alarms, mains wired, and two smoke alarms, battery powered. Spare batteries are kept in an accessible place and the domestic agency will replace them as required.

The smoke detectors are tested at the end of every let.

Means of escape – detail the type of property

The property is a single storey bungalow with three bedrooms in total.

The property is let for sole use and there are no shared areas.

Means of escape – detail the number of exit doors and where they are

The front door is inward opening and opens directly in to a porch area. Another door then opens inwardly into the living room – this door has a thumb turn lock internally.

The back door in the kitchen is outward opening and is kept clear.

There is a set of patio doors that slide externally and open out in to the rear patio area. This area is open and gated – a bolt on the gate can easily be opened from the house side to exit on to the driveway and away from the property.

Evacuation procedures

The evacuation procedures are details in the guest information sheet.

Guests have two doors plus sliding patio doors to give them direct access to outside the property.

Escape lighting

A torch is kept in the kitchen. Its location is provided in the guest information sheet.

Firefighting equipment

A fire blanket is fitted to the wall in the kitchen.