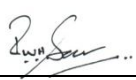



# Fire Safety Risk Assessment

Frogapits Cottage, Boscastle, Cornwall.

Risk Assessment – Record of significant findings		
<b>Risk assessment for:</b> Building: Frogapits Cottage Address: Old Road Boscastle Cornwall PL35 0AJ		<b>Assessment undertaken by:</b> Date: 10 May 12 Completed by: RWH SOAR Signature: 
<b>Floor/area:</b> A two storey stone built cottage with kitchen, lounge, bathroom & 2 bedrooms	<b>Use:</b> Frogapits Cottage is let for self catering holiday rentals.	
Step 1 – Identify fire hazards		
<b>Sources of ignition</b> Heat from cooking Woodburning Stoves x 2 Night Storage Heaters Tumble Drier Hair Dryer Electric Towel Rail Matches Smoking materials	<b>Sources of fuel</b> Cooking Oils Furniture and bedding Logs and Coal Timber fitted cupboards Candles	<b>Sources of oxygen</b> Cleaning materials (peroxides in cleaning store) Atmosphere
Step 2 – People at risk		
Guests anywhere in the house, including any who are elderly, disabled or very young. Sub-contracted cleaning and maintenance staff when on the premises. Owners when visiting the premises.		
Step 3 – Evaluate, remove, reduce and protect from risk		
<b>What is the risk?</b>	The risk from cooking is no greater than guests would experience in their own home. The risk from two woodburning stoves is minimal if guests follow guidance given by owners. The risk from night storage heaters is acceptable. Guests must not cover with clothes. The risk from the tumble drier, hair drier and towel rail is no greater than guests would experience in their own home.	
<b>Who is at risk?</b>	Fire could spread throughout the building, all guests, staff and owners are at risk, particularly at night when asleep.  The risk to passing general public is minimal as the property is set down and back from the road.	

<p><b>Action taken to remove and reduce the hazards that may cause a fire.</b></p>	<p>Deep fat frying disallowed on premises.</p> <p>Peroxides limited to one small bottle, kept in cleaning cupboard.</p> <p>Clear instructions for the use of woodburning stoves are provided for guests who are unfamiliar with their use. A fire guard is provided for the sitting room stove, to be used when stove is operated with doors open.</p> <p>Candles removed from property.</p> <p>Logs stored outside in the shed. Coal stored outside in the coal bunker.</p> <p>Smoking is not allowed.</p> <p>"Do not cover" signage for night storage heaters.</p> <p>All electrical equipment has undergone Portable Appliance Testing (PAT) in May 2012.</p>
<p><b>Action taken to remove and reduce the risk to people from a fire.</b></p>	<p>Fire blanket fitted.</p> <p>2 x Fire extinguishers fitted.</p> <p>Mains powered smoke alarms fitted throughout property in 2006. These mitigate the fire risk at night. Back up batteries checked regularly.</p> <p>Information leaflet placed in bedrooms making clear the actions in the event of fire, the fire escape plan and use of the household fire extinguishers.</p>

**Assessment review**

Assessment/review date	Completed by	Signature
10 May 2012	DRD SOAR	

**Review outcome (where substantial changes have occurred a new record sheet should be used)**

I have no review comments to add. This is an initial issue of this Fire Safety Assessment.

It is to be reviewed again no later than 10 May 2013.

Notes:  
 (1) The risk assessment record of significant findings should refer to other plans, records or other documents as necessary.  
 (2) The information in this record should assist you to develop an emergency plan; co-ordinate measures with other 'responsible persons' in the building; and to inform and train staff and inform other relevant persons.