



FIRE RISK SOUTH WEST

Fire Risk South West Residential Template

Conducted at:

Little Waverley
Grand View Road
Hope Cove
Kingsbridge
Devon
TQ7 3HF



UPRN:

20 January 2025



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TERMS AND CONDITIONS OF BUSINESS

Little Waverley, Grand View Road, Hope Cove, Kingsbridge, Devon, TQ7 3HF

This fire risk assessment is in accordance with the full Terms and Conditions provided with our quotation that should be read in full. This fire risk assessment is made without prejudice to any requirements made by Local Authority, Building Control or by the local Fire Authority. Fire assessment and evaluation of risk is a dynamic and evolving process. The Assessment that we have prepared is based on the appearance of the premises/building, number of employees, internal layout and information provided on **Monday, 20 January 2025**

If there is a change in the structure of the premises/building, number of employees, layout or any other aspect that could impact upon fire safety we should be notified to ensure that no revision to the Assessment is required.

We have assessed the risk of fire to ensure legislative compliance and safety of relevant persons and have provided you with our Assessment. Ownership and implementation of the assessment is vital. We accept no responsibility for loss, damage or other liability arising from a fire, loss or injury due to the failure to observe the safety observance and practises identified in our Assessment. The RESPONSIBLE PERSON will always remain responsible for the outcome of the Fire Risk Assessment or its review.

We highlight that we recommend a twelve-monthly fire risk assessment review regardless of any changes in the structure, nature of business and employees. The Assessment should also be reviewed under the following circumstances:

- Significant changes in members or levels of staff
- Material alteration to the premise or change in use
- Following a fire, fire alarm actuation or "near miss" incident a full review is recommended
- After any change in working practices

The internal layout, manufacturing processes and nature of the client's business will remain confidential and will not be disclosed to third parties without the express permission of the client.

We limit our liability for any loss, damage or injury (or any consequential or indirect loss) arising from the performance of or failure by this Company to perform any of its duties (whether or not such loss damage or injury or consequential or indirect loss be due to the negligence of this Company, its servants or agents or to any other cause whatsoever) to that determined by our Professional Indemnity Insurance Policy.

1.0 Fire Risk Assessment Details

The following fire risk assessment has been conducted on behalf of:

Richard and Hilary Colling

Little Waverley, Grand View Road, Hope Cove, Kingsbridge, Devon, TQ7 3HF

and relates only to the premises of:

Little Waverley, Grand View Road, Hope Cove, Kingsbridge, Devon, TQ7 3HF

Responsible or Accountable person(s):

Mr Richard Colling and Mrs Hillary Colling

Person(s) consulted and landline contact number:

Mr Richard Colling and Mrs Hillary Colling 01548 562106

Fire Risk Assessor:

Will Carter Fire risk assessor

Validated by:

Will Carter Fire risk assessor

Date fire risk assessment was conducted:

Monday, 20 January 2025

Time:

20th January at Midday

Date of last FRA or FRA Review (if known)

24 Dec 2023

Suggested date for next review:

January 2026

Fire risk assessment limitations:

This fire risk assessment forms part of the Responsible Person continuous fire risk management process and should be read in conjunction with the last fire risk assessment and action plan

A non-destructive Fire Risk Assessment has been conducted in accordance with the following fire safety guidance

A Type 3 common parts and flats (Non-Destructive) Fire Risk Assessment (as detailed in the latest guidance document Fire Safety in Purpose Built Blocks of Flats) has been completed with access to all areas.

Note

The following assessment has been conducted to assist the responsible person in compliance with the Regulatory Reform (Fire Safety) Order 2005. Although reference is made to relevant British Standards, Codes of Practice and Guides the Assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the Assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be clearly identified in the fire risk assessment.

2.0 General Premises Details

2.1 Number of floors:

2

2.2 Approximate building footprint:

6 x 6 meters²

2.3 Details of Construction and Premises:

Concrete Block Rendered Painted, No Cladding on Walls, Under a Tiled and Pitched Roof

2.4 Occupancy/Purpose Groups

The premises are classed as Purpose Group 1a Residential (Flat) as defined by Building Regulations Approved Document B 2019 (amended 2020 and 2022)

2.5 Approximate maximum and minimum number of persons:

4

2.6 Approximate maximum number of employees at any one time:

2

2.7 Maximum number of members of the public:

2

2.8 Occupants at Special Risk:

<i>Sleeping occupants</i>	
Persons familiar with the premises	No
Persons unfamiliar with the premises	Yes
<i>Occupants with disabilities</i>	
Mobility-impaired	Yes
Hearing-impaired	Yes
Learning difficulties	Yes
Occupants in remote areas	No
Others	Yes
Comments	
<p>At present its an unknown as no tenants are there so we shall include disabilities and the Peeps DDA etc procedures</p> <p>DDA The requirements for DDA have been thought of when this building was being constructed and any guests staying here would need to be aware of this before they booked</p> <p>The ground floor from the car park and road threshold has a step to gain access to the area within</p> <p>The main accomadation is within the ground floor with the first floor an addtional bedroom not often used</p> <p>The next level is 1st floor a bedroom up some very steep steps and care is required at all times</p> <p>So the building does not suit wheelchair or limited mobility users from the ground to the first floor</p> <p>Personal Emergency Evacuation Plans PEEPs As every guest's needs are different, it would be impossible to write PEEPs other than to say the following:</p> <p>Upon the alarm activation all persons are to leave the building by the nearest exit which is the main front door on ground level at the front elevation being the car park and meeting at the end of the drive 15 meters from the building</p> <p>All guests need to be aware of the location "What 3 words" is highly recommended and placed into the Guest welcome pack</p> <p>Disabled refuges this building does not have any and the procedure is upon hearing the fire alarm activation, remove yourself from the building take young, disabled and vulnerable persons with you to the evacuation point stated on the exit fire evacuation plan and remain outside until told safe to do so by a responsible person that you can re-enter</p> <p>THIS IS NOT A SIT AND WAIT building.</p> <p>This is a "one out, all out" building only.</p>	

2.9 Fire Loss Experience

None £0.00

2.10 Any other relevant building details: i.e. Does the building have any ancillary uses, such as commercial or community activities? If yes provide details

This is a purpose-built Holiday Home approx 6 meters away from The main home Mr. and Mrs Colling Occupy, The Upstairs has a low roof all around due to the top floor being built into the pitched roof structure

3.0 Dangerous, Flammable, Combustible Materials & Substances

IDENTIFYING THE FIRE HAZARDS

3.1	Are suitable arrangements in place to manage the elimination or reduction of risks from dangerous substances? (Article 12)	Yes
3.2	Are there suitable additional emergency measures provided to safeguard all relevant persons from emergencies related to dangerous substances in or on the premises? (Article 16)	Yes
3.3	Have combustible or flammable materials used or stored in the premises been identified?	Yes
3.4	Are all combustible or flammable materials stored or stacked safely?	Yes
3.5	Has consideration been given to reduce the quantity held or has the use of non-combustible materials been considered?	Yes
3.6	Where flammable stores are provided, are they adequately ventilated and correctly marked?	Yes
3.7	Is all combustible waste removed on a regular basis?	Yes

3.0 Dangerous, Flammable, Combustible Materials & Substances: Finding(s)

Ref	FINDINGS
	None.
Ref	RECOMMENDATIONS
	None.
Ref	COMMENTARY
3.6	The Property Cooking and Heating is on Bottled Gas and has 47kg gas bottles in 2 pairs with a valve to auto-switch between them once depleted

4.0 Interior Furnishings

4.1	Are all interior furnishings made from fire resisting materials? (The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 & 1993))	Yes
4.2	Where appropriate are they retreated with flame retardant chemicals, or made from inherently flame retardant materials?	Yes
4.3	Are all items located away from ignition sources?	Yes

4.0 Interior Furnishings: Finding(s)

Ref	FINDINGS
None.	
Ref	RECOMMENDATIONS
None.	
Ref	COMMENTARY
None.	

5.0 Heating and Electrical Appliances

5.1	Are portable or fixed heaters used, sited correctly (away from combustibles) and free from naked flames?	Yes
5.2	Is portable appliance testing carried out?	Yes
5.3	Are fixed installations periodically inspected and tested?	Yes
5.4	Is there a procedure to prevent the use of unauthorised portable appliances?	Yes
5.5	Is the ventilation of all appliances adequate?	Yes
5.6	Are all appliances turned off when the area is unoccupied?	Yes
5.7	Are all appliances free from visible signs of overheating?	Yes
5.8	Are multi-point adapters and extension leads kept to a minimum and free from damage?	Yes
5.9	Are walkways or escape routes free from trailed cables?	Yes
5.10	Do signs indicate all electrical hazards?	Yes
5.11	Are reasonable measures taken to prevent fires as a result of cooking?	Yes
5.12	Are filters changed and ductwork cleaned regularly?	Yes
5.13	Are legal or other requirements for testing, maintenance & record keeping complied with for equipment such as hoists, escalators, air handling systems, heating boilers, pressure vessels etc.?	N/A
5.14	Do the premises have a lightning protection system? (where required)	No
5.15	Have other potential sources of heat not listed above been considered?	Yes

5.0 Heating and Electrical Appliances: Finding(s)

Ref	FINDINGS
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None.

Ref	RECOMMENDATIONS
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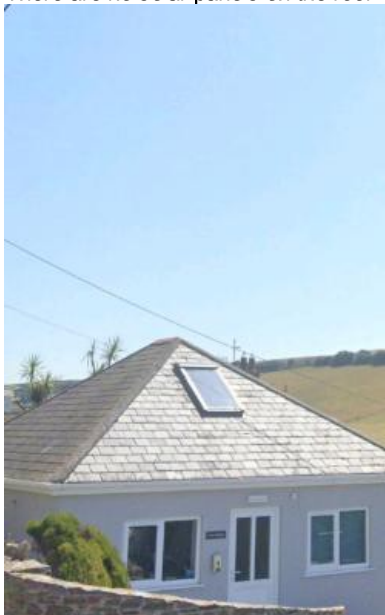
None.

Ref	COMMENTARY
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5.2-5.3 PAT Testing and Fixed Electrical Installations are checked every year for PAT testing and every 5 years for fixed installations



5.15 There are no solar panels on the roof



6.0 Persons at Risk

6.1	Does the actual occupancy of the premises/building conform with the occupancy figures contained in the relevant guide for the type of premises/purpose group?	Yes
6.2	Are the management/responsible person(s) aware of the occupancy restrictions for all rooms within the premises? i.e. function rooms, bars, conference facilities	N/A
6.3	Have the requirements of the Equality Act 2010 (permanent or temporary disabilities) for ALL persons been assessed and complied with where reasonable?	Yes
6.4	Have all disabled staff members been consulted and where agreed PEEPs been prepared?	Yes
6.5	Have standard PEEPs been prepared where disabled members of the public or visitors may reasonably be expected to resort to the premises?	Yes
6.6	Are disabled refuges provided?	No
6.7	Are members of staff trained in the evacuation of disabled or mobility impaired persons?	Yes
6.8	Are fire evacuation drills conducted at least annually, taking into account all relevant persons and the results recorded?	Yes
6.9	Is the access of relevant persons controlled at all times? i.e. are public, visitors & contractors required to sign in?	Yes
6.10	Are relevant persons made aware of the fire and health and safety procedures on arrival? (i.e. fire procedure/building plan adjacent to signing in book etc.)	Yes
6.11	Are notices in place to inform of restricted access areas?	Yes
6.12	Are there designated fire marshals where appropriate for all areas to ensure all relevant persons are accounted for following an emergency?	Yes
6.13	Is sleeping accommodation provided for the staff, public, temporary residents etc.? (Hotels, boarding houses, probation hostels etc.).	No

6.0 Persons at Risk: Finding(s)

Ref	FINDINGS
None.	
Ref	RECOMMENDATIONS
None.	

Ref

COMMENTARY

6.3-6.5

At present its an unknown as no tenants are there so we shall include disabilities and the Peeps DDA etc procedures
DDA The requirements for DDA have been thought of when this building was being constructed and any guests staying here
would need to be aware of this before they booked

The ground floor from the car park and road threshold has a step to gain access to the area within

The main accomadation is within the ground floor with the first floor an additional bedroom not often used

The next level is 1st floor a bedroom up some very steep steps and care is required at all times

So the building does not suit wheelchair or limited mobility users from the ground to the first floor

Personal Emergency Evacuation Plans PEEPs

As every guest's needs are different, it would be impossible to write PEEPs other than to say the following:

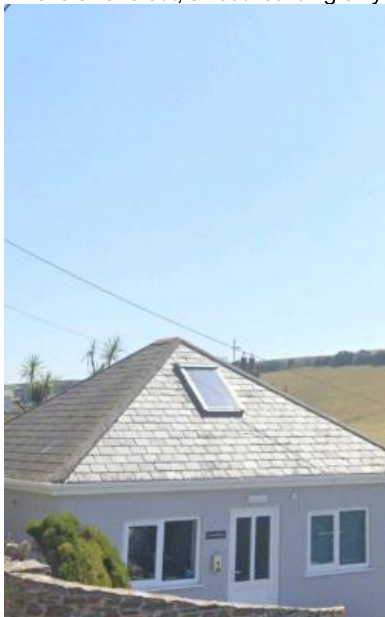
Upon the alarm activation all persons are to leave the building by the nearest exit which is the main front door on ground level
at the front elevation being the car park and meeting at the end of the drive 15 meters from the building

All guests need to be aware of the location "What 3 words" is highly recommended and placed into the Guest welcome pack

Disabled refuges this building does not have any and the procedure is upon hearing the fire alarm activation, remove yourself
from the building take young, disabled and vulnerable persons with you to the evacuation point stated on the exit fire
evacuation plan and remain outside until told safe to do so by a responsible person that you can re-enter

THIS IS NOT A SIT AND WAIT building.

This is a "one out, all out" building only.





6.7, 6.12 The owners live within the main house and upon an emergency they shall meet the guests and assist

7.0 Means of Escape

7.1	Do travel distances meet the criteria given in the relevant HM Government guide and recognised industry norms and guidelines?	Yes
7.2	Is the smoke ventilation provision suitable for the escape travel distances and protection of escape staircases? OV, AOV, PV or mechanical systems? Are the systems subject to regular servicing and testing?	N/A
7.3	Are there a sufficient number of exits of suitable width from each area/room for the persons present?	Yes
7.4	Can you ordinarily expect the Fire Service to arrive in the event of a fire whilst the fire is in the room of origin?	N/A
7.5	Can you expect the premises to be evacuated within the standard times for the type of construction?	Yes
7.6	Are all escape routes available and accessible at all times?	Yes
7.7	Are all escape routes and stairways free from undesirable items? (E.g. portable heaters, cooking appliances, furniture, coat racks, vending/gaming machines, photocopiers, mirrors.	Yes
7.8	Do any inner rooms exist?	No
7.9	Where inner rooms exist are vision panels provided or detection located in the access room?	N/A
7.10	Are all emergency exits doors unlocked and available at all times when the premises are occupied?	Yes
7.11	Are all final exit doors checked (opened) on a regular basis? Are the outcomes recorded?	Yes
7.12	Is the door furniture provided appropriate for the purpose group of the premises i.e. public buildings, licensed premises etc.?	Yes
7.13	Are floor and stairway surfaces in good condition and free from slip and trip hazards?	Yes
7.14	Do all final exits lead to a place of safety?	Yes
7.15	Are external escape paths clear of obstructions?	Yes
Electronic Door Release Devices		
7.16	Are all escape doors free from electro-mechanical door locks devices?	Yes
7.17	Are all escape doors free from electro-magnetic door locks devices?	Yes
7.18	Where electronic/electrical door control devices are fitted do they meet the installation criteria given in BS 7273 Pt. 4 2015	N/A
7.19	Do entry control devices conform to the category of actuation for the purpose group that the particular premises/building currently operates within?	N/A
7.20	Is the emergency operation of the door lock stated by appropriate signage?	N/A
7.21	Have all persons in the assessment area received instructions on how the devices operate in the event of an emergency?	N/A

7.0 Means of Escape: Finding(s)

Ref	FINDINGS
None.	
Ref	RECOMMENDATIONS
None.	
Ref	COMMENTARY
None.	

8.0 The Confinement of Fire

8.1	Are all escape routes and compartments protected by fire resistant walls and doors where required?	Yes
8.2	Are all fire doors self-closing, fitted with smoke seals and intumescent strips where required, kept locked shut where appropriate and in good condition?	No
8.3	Is there a procedure in place to regularly check the condition of fire resisting doors and doorsets?	N/A
8.4	Do wall & ceiling linings meet the required surface spread of flame?	Yes
8.5	Have any breaches in the fire resistance (walls, floors and doors) been fire stopped with appropriate fire resisting materials?	Yes
8.6	Have there been any structural alterations within the past 12 months?	No
8.7	Were the requirements of the Building Regulations followed and a completion certificate issued?	Yes
8.8	Are all ducts fitted with effective fire dampers where required?	N/A
8.9	Are all fire exits or glazing underneath and within 1.8m horizontal or 9m vertically of any external escape stair, fire resisting, self-closing, or kept shut where appropriate?	N/A
8.10	Is there a procedure for all premises/areas to be checked at the end of a working period for potential fire hazards?	Yes
8.11	Are there any other premises features or hazards that could affect fire development or spread?	No
8.12	Are the premises secure from any potential fire hazards outside susceptible to arson attack that could affect the building?	Yes
Automatic Hold Open Devices		
8.13	Are any fire doors fitted with automatic door release devices and is smoke detection provided within the area located near to the door release device? (Consider to L3 standard?)	N/A
8.14	Are all non-self-contained devices linked to the fire alarm system and released on actuation?	N/A
8.15	Are any self-contained, acoustically actuated door hold open devices fitted?	No
8.16	Are all devices tested regularly and the results recorded?	N/A
8.17	Are all doors released at night or when the area is unoccupied?	N/A
External Wall Systems		
8.18	Has the risk of external fire spread been considered? Consider external cladding, wall systems, external render and balconies.	Yes
8.19	Has there been any previous examination of the building's external wall system or cladding? If yes provide details.	No

8.0 The Confinement of Fire: Finding(s)

Ref	FINDINGS
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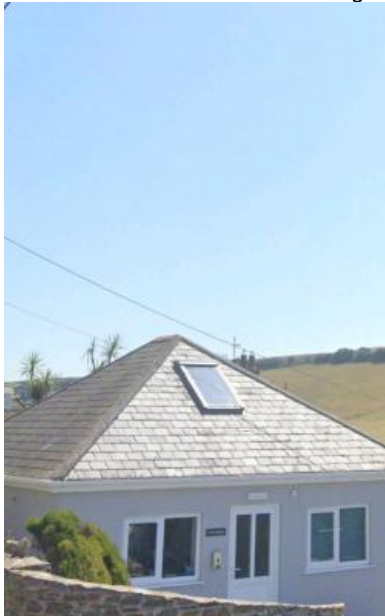
None.

Ref	RECOMMENDATIONS
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None.

Ref	COMMENTARY
-----	------------

8.18 The external surfaces of the building are concrete render and masonry paint



9.0 Automatic Fire Detection

9.1	Is the premises provided with a fire alarm system and is the fire alarm or category suitable for the risk and premises type?	Yes
9.2	Is it possible to define the detection system category? (L1- L5 etc.)	Yes
9.3	Are sufficient fire alarm call points and detectors provided, visible and free from obstruction?	N/A
9.4	Can the alarm be raised without placing anyone at risk?	N/A
9.5	Are all fire alarm sounders of the same type, giving the same alarm signal? The signal should be distinct from all other alarms or signals in the workplace to avoid confusion.	Yes
9.6	Where required does the system have a voice alarm? i.e. large places of assembly	N/A
9.7	Can the alarm be heard throughout all areas of the premises?	Yes
9.8	Has a suitable fire zone plan been provided adjacent to the fire panel where necessary? i.e. complex premises or care homes	N/A
9.9	Is the fire alarm system under a regular maintenance programme by a qualified fire alarm engineer?	N/A
9.10	Are there systems in place to ensure the system is tested weekly from a different call point?	N/A
9.11	Are all fire alarm tests, faults and maintenance schedules recorded?	Yes

9.0 Automatic Fire Detection: Finding(s)

Ref	FINDINGS
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None.

Ref	RECOMMENDATIONS
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None.

Ref	COMMENTARY
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I would Class your Building as an LD2 as some detection is only Battery powered to get the LD1 status you would need a detector within the utility cupboard with the washing machine placed within there and on the lower bedroom escape route



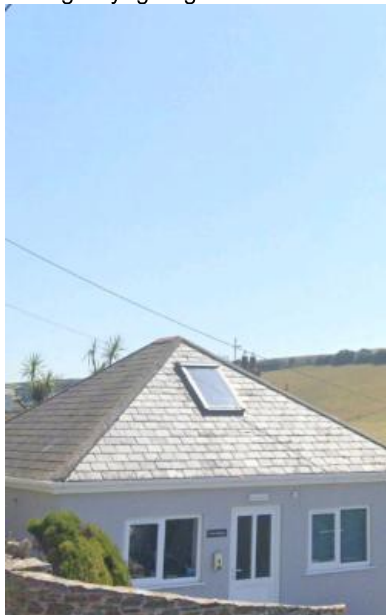
10.0 Emergency Escape Lighting

10.1	Has the provision of emergency lighting been considered? Working hours, windowless areas, open access areas>60m ² , toilets>8m ² .	Yes
10.2	Is emergency lighting provided in accordance with guidance relevant to the purpose group for the premises? (BS5266, ADB)	Yes
10.3	Does it illuminate escape routes, exits, corridors, hazards or obstructions, changes in floor level, signs, fire alarm call points and firefighting equipment?	Yes
10.4	Is the emergency lighting beyond the final exit adequate so that persons can reach a place of safety?	Yes
10.5	Are routine checks carried out in accordance with the appropriate standard to which the system conforms – i.e. daily, monthly, 6 monthly and annual checks?	Yes
10.6	Are records of maintenance kept?	Yes

10.0 Emergency Escape Lighting: Finding(s)

Ref	FINDINGS
None.	
Ref	RECOMMENDATIONS
None.	
Ref	COMMENTARY

10.1-10.5 Emergency lighting is fitted



11.0 Fire Fighting Equipment, Facilities, Systems & Fixed Installations

Firefighting Equipment		
11.1	Where appropriate are adequate numbers of fire extinguishers provided? Consider floor area, special risks?	Yes
11.2	Are the correct types of extinguishers provided for the risks and installed and sited in accordance with current guidance?	Yes
11.3	Are appropriate checks carried out on a monthly basis?	Yes
11.4	Are all extinguishers serviced by a qualified engineer every 12 months?	Yes
Firefighting and Firefighter Facilities		
11.5	Are firefighting and firefighter facilities provided, tested and maintained?	No
11.6	Are all systems fully operational and under a maintenance programme?	N/A
11.7	Are all security devices functional? (Sprinkler valves, wet & dry rising mains padlocked etc.)	N/A
11.8	Where sprinklers are fitted are all heads clear of obstructions (500mm clear of stock) and functional?	N/A
11.9	Are firefighting shafts or fire mains provided and are the locations of the inlets/outlets in line with current guidance?	N/A
Firefighting Lifts		
11.10	Are lifts provided for the use of firefighters or evacuation?	No
11.11	Are all controls functional, tested and maintained?	N/A
11.12	Are any defects to the lift(s) reported to the Fire and Rescue Service?	N/A
Facilities and Systems		
11.13	Is there an Emergency Alert System (EAS) for use by the Fire and Rescue Service?	No
11.14	Have up to date floor and building plans been provided to the Fire Service in electronic format, detailing key building information?	N/A
11.15	Where appropriate, has a secure information box (SIB) been provided with up to date info, and access keys?	N/A

11.0 Fire Fighting Equipment, Facilities, Systems & Fixed Installations: Finding(s)

Ref	FINDINGS
None.	
Ref	RECOMMENDATIONS
None.	
Ref	COMMENTARY

11.1-11.4 Extinguisher fitted



12.0 Fire Safety Signs and Notices

12.1	Do signs indicate all final exits?	Yes
12.2	Are all signs in the correct position, suitably fixed and directional arrows correct? (Can the way out be found just by using signs alone?)	Yes
12.3	In places of public assembly are all escape signs illuminated on maintained luminaires?	N/A
12.4	Are fire action notices displayed prominently, of a similar type and completed fully throughout the premises?	Yes
12.5	Does the content of the fire action notices reflect the actual procedure?	Yes
12.6	Where firefighting equipment or fire alarm call points are not clearly visible is their location highlighted by supporting signage?	N/A
12.7	Are all fire doors signed appropriate to their use i.e. Fire Door Keep Locked Shut, Fire Exit Keep Clear etc.?	N/A
12.8	Where required, are external fire assembly points signs prominently displayed?	Yes
12.9	Are "No Smoking" signs and procedures in place to ensure there is no smoking in work or public places? (The Smoke Free (Premises and Enforcement) Regulations 2006)	Yes
12.10	Do all signs comply with the EN 7010:2011 where necessary?	Yes
12.11	Has wayfinding signage been provided to clearly indicate floor levels, flat numbers from within the staircase(s) and each floor level?	N/A

12.0 Fire Safety Signs and Notices: Finding(s)

Ref	FINDINGS
None.	
Ref	RECOMMENDATIONS
None.	
Ref	COMMENTARY
None.	

13.0 General Fire Safety Procedures

13.1	Has the premises been free from reports of any fire related incidents within the past 12 months?	Yes
13.2	Has action been taken to avoid reoccurrence?	N/A
13.3	Has the premises been free of any fire alarm actuations within the past 12 months?	Yes
13.4	Where necessary has any action been taken to prevent reoccurrence?	N/A
13.5	Have there been any incidents of deliberate ignition by employees or arson attacks?	No
13.6	Are procedures in place to inform relevant persons of the need to report any potential fire hazards?	Yes
13.7	Has a person(s) been given the overall responsibility for fire safety related matters and management?	Yes
13.8	Have the fire service inspected the premises within the last 12 months?	No
13.9	Were any recommendations, enforcement or prohibition notices served?	N/A
13.10	Have all recommendations and notices been complied with?	N/A
13.11	Are all important documents that may affect business continuity stored in fire resisting containers?	Yes
13.12	Is adequate access provided for fire service vehicles in the event of an emergency?	Yes

13.0 General Fire Safety Procedures: Finding(s)

Ref	FINDINGS
None.	
Ref	RECOMMENDATIONS
None.	
Ref	COMMENTARY
None.	

14.0 Fire Safety Management		
14.1	Are there an adequate number of appointed competent persons and arrangements (under Article 18 of the RRFSO) in place to assist the responsible person in the management and implementation of the preventative and protective measures? (safety assistance)	Yes
14.2	Have all staff been trained in how to call the Fire Service, use of fire extinguishers, evacuation procedures and basic fire awareness?	Yes
14.3	Do all new employees receive basic fire procedure and induction training on the date of appointment?	Yes
14.4	Are records of fire safety training kept?	Yes
14.5	Are systems and procedures in place to control any new work, alterations or repairs to the premises, so that no fire hazards are introduced?	Yes
14.6	Is a "permit" to work procedure in place for contractors etc.?	N/A
14.7	Where an alterations notice is in force has the enforcing authority been informed prior to any significant changes being made?	N/A
Fire Marshals & Fire Plans		
14.8	Are fire marshals required to take charge of a fire incident and liaise with the Fire Service where required?	Yes
14.9	Is there a list of fire marshals displayed in all locations where required?	N/A
14.10	Are systems in place to provide identification for fire marshals during an emergency where required?	N/A
14.11	Has a suitable fire assembly point been designated? (i.e. free from traffic hazards, radiated heat and free movement away from the premises)	Yes
14.12	Do the premises require a written fire emergency plan detailing the roles and responsibilities in order to safely evacuate?	No
14.13	Where required, is the fire emergency plan displayed on the premises?	N/A
14.14	Are there procedures for calling out key staff during fire related emergencies outside of normal working hours?	Yes

14.0 Fire Safety Management: Finding(s)

Ref	FINDINGS
-----	----------

None.

Ref	RECOMMENDATIONS
-----	-----------------

None.

Ref	COMMENTARY
-----	------------

14.14 The owners contact numbers are within the guests book should an incident or accident occur



15.0 Fire Emergency Plan		
15.1	Do the premises have a fire procedure/emergency plan and is it suitable for the numbers of staff and the processes carried on within the premises?	Yes
15.2	If the premises operates a "stay put" policy, is this suitable?	N/A
15.3	In multi-occupied buildings do all the fire /emergency plans complement each other?	N/A

15.0 Fire Emergency Plan: Finding(s)

Ref	FINDINGS
-----	----------

None.

Ref	RECOMMENDATIONS
-----	-----------------

None.

Ref	COMMENTARY
-----	------------

15.2 This is not a stay put building
You must leave the building and do not return until told safe to do so by the RP Responsible Person



16.0 Overall Risk Rating

Based on the findings within the fire risk assessment the overall risk ratings have been quantified as:

Risk to Life: Tolerable.

The risk to life currently is low at Tolerable

- 1
With extinguishers fitted and serviced
- 2
Fire blankets fitted and serviced
- 3
PAT testing is complete
- 4
5 Year fixed electrical tests have been completed
- 5
Emergency Lighting fitted
- 6
Gas safe Completed
- 7
Carbon monoxide detector fitted
- 8

The Highest chance of injury is the stairs leading from the 1st floor to the ground floor

The risk rating has been determined after considering the fire risk rating matrix in section 17.0. In these premises it is considered that the risk of a fire occurring is unlikely and the likely consequences of harm from fire (should one occur) are slight harm.

Risk to Property: Tolerable

The risk to Property currently is low at Tolerable

- 1
With fire extinguishers fitted and serviced
- 2
Fire blanket fitted and serviced
- 3
PAT testing is complete
- 4
5 Year fixed electrical tests have been completed
- 5
Gas safe Completed

17.0 Risk Analysis, Priority Ratings and Fire Risk Ratings

Each action required has been given a priority rating of between 1 and 3 based upon the following:

Priority 1 (P1)	A serious breach of the Fire Safety Order which if not actioned would significantly increase the risk of fire or injury. Failure to reduce the risk could result in substantial injury to relevant persons. Actions or omissions of this nature would normally constitute an offence liable to enforcement or prosecution actions by the Fire Authority. The time scales given are normally short.
Examples include:	Blocked or locked fire exits, serious breaches of life safety fire resistance, ineffective fire doors, insufficient or complete failure of fire alarm, emergency lighting or smoke venting systems.
Priority 2 (P2)	A lesser breach of the Fire Safety Order or property risk, which if not resolved may present a risk of fire or injury. Failure to reduce the risk could result in a moderate injury to relevant persons. Compliance may still be required to satisfy enforcing authorities but longer time scales are given.
Examples include:	Breaches in compartmentation. Firefighting equipment missing or defective, minor defects to the fire alarm or emergency lighting systems.
Priority 3 (P3)	Poor practices or features that whilst not presenting a serious risk would detract from the overall impact on the fire safety provisions within the premises. Also includes provision or practices and features that are preferable over and above the minimum standards required under the Fire Safety Order. Time scales are variable. The acts or omissions would normally be tolerable but actions should still be implemented to reduce the risk level to a negligible level - time scales are variable.
Examples include:	Missing or incomplete fire signage, incomplete maintenance logs.

The fire risk assessment process involves an assessment of the likelihood of an event (generally outbreak of fire) combined with an assessment of the severity should the event be realised, the severity being classified as negligible, tolerable, moderate, substantial or intolerable. Each significant finding identified has been given an appropriate risk rating, which is then prioritised accordingly on the action plan.

Once all the significant findings have been identified the premises are given an overall **Life** and **Property** risk rating based on the expert opinion, experience and training of the fire safety consultant conducting the assessment.

Definitions:	
Hazard:	An article, substance, machine, installation or situation with potential to cause harm, loss or both. A fire hazard is a hazard that has the potential to cause a fire or promote fire development and/or spread.
Risk:	A measure of the probability that the potential for harm or loss posed by the hazard will materialise, combined with the potential extent and severity of the harm and/or damage that may result.
Harm:	Physical injury, death, ill health, property and equipment damage and any form of associated loss, which could cause harm.
<p>To determine the risk rating two main areas are considered, the likelihood of an outbreak of fire and the potential for that outbreak to cause harm to persons, property and business continuity.</p> <p>The likelihood of fire outbreak is given a rating of highly unlikely, unlikely and likely, this is then multiplied by the harm potential rating of slight, moderate and serious harm.</p> <p>The level of fire risk is then quantified as negligible, tolerable, moderate, substantial or intolerable. The subjective risk rating is calculated and the risk level determined within the following parameters:</p>	
Negligible Risk	Where the combination of severity of harm and likelihood is very low and there is minimal risk to people's lives. The risk of a fire occurring is rare and the potential for fire spread is negligible, also where the overall fire safety management is of a high standard. No further action is normally required unless circumstances change. A reassessment should take place on the review date.
Tolerable Risk	Where the present systems, facilities or management procedures are reasonably satisfactory at the time of the assessment. Escape should be carried out unaided with effective fire safety management procedures in place. Possible minor actions may be required, with a reassessment being conducted at the review stage.
Moderate Risk	The present systems, facilities or management is unsatisfactory in some areas. Where a fire could occur and the available time needed to evacuate may be reduced by the speed of the development of fire, also where the reaction time of occupants may be slower because of the type of persons present e.g. sleeping, elderly or infirm or where there are large numbers of persons or complex escape routes. Remedial actions will be required with some control measures being implemented. A reassessment should be made once the control measures have been put in place.
Substantial Risk	Where the combination of severity and probability is high and urgent action must be taken to reduce the risk. Where a fire is likely or highly likely to occur and the spread of fire development would be such that the available escape time would be substantially reduced. Premises identified with substantial risk areas will normally require the provision of considerable resources in the form of equipment, training, information and management to mitigate the risks.
Intolerable Risk	Where the combination of severity and probability is such that extreme harm or death will occur and there is a real threat of an outbreak of fire. Action must be taken to immediately reduce the risk, ideally to a tolerable level. If this cannot be achieved, then consideration must be given to prohibiting or limiting the use of all or part of the premises until such risks can be reduced. Reassessment is required following implementation of the immediate or interim control measures.

The Probability of Fire depends on the number and nature of ignition sources, the extent of and any fire prevention measures and the nature and actions of the occupants. The Probability and Extent of Harm should a fire occur depends on the quality of the means of escape, number of storeys, complexity of the premises and mobility of the occupants.

Based upon the significant findings identified above, application of current fire safety codes and practice, experience and knowledge the following risk areas have been quantified.

FIRE RISK RATING MATRIX

LIKELIHOOD OF FIRE OUTBREAK	LIKELY CONSEQUENCES OF FIRE			
	Subjective Fire Risk Rating	Slight Harm	Moderate Harm	Serious Harm
	Highly Unlikely	Negligible Risk	Tolerable Risk	Moderate Risk
	Unlikely	Tolerable Risk	Moderate Risk	Substantial Risk
	Likely	Moderate Risk	Substantial Risk	Intolerable Risk

18.0 Summary of Findings

Ref	Hazard or Defect	Action Required	Hazard Priority	Risk Rating	Action By	Review Date	Contractor Completed
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THERE WERE NO FINDINGS OTHER THAN THE INFORMATION IN THE COMMENTARY SECTIONS BELOW

19.0 Recommendations

Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
THERE WERE NO RECOMMENDATIONS OTHER THAN THE INFORMATION PROVIDED IN THE COMMENTARY SECTIONS				

20.0 Commentaries

Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
	I would Class your Building as an LD2 as some detection is only Battery powered to get the LD1 status you would need a detector within the utility cupboard with the washing machine placed within there and on the lower bedroom escape route	No Action required. Just information	Tolerable	
3.6	The Property Cooking and Heating is on Bottled Gas and has 47kg gas bottles in 2 pairs with a valve to auto-switch between them once depleted	This is a note to inform all persons reading this assessment that the gas bottles are placed around the side of the property weigh 47kg each and children must be kept away from this area with the fire brigade made aware should they be called that bottled gas is on site	Tolerable	
5.2-5.3	PAT Testing and Fixed Electrical Installations are checked every year for PAT testing and every 5 years for fixed installations	Good Practice	Tolerable	
5.15	There are no solar panels on the roof	Information	Tolerable	
6.3-6.5	At present its an unknown as no tenants are there so we shall include disabilities and the Peeps DDA etc procedures DDA The requirements for DDA have been thought of when this building was being constructed and any guests staying here would need to be aware of this before they booked The ground floor from the car park and road threshold has a step to gain access to the area within The main accommodation is within the ground floor with the first floor an additional bedroom not often used The next level is 1st floor a bedroom up some very steep steps and care is required at all times So the building does not suit wheelchair or limited mobility users from the ground to the first floor Personal Emergency Evacuation Plans PEEPs As every guest's needs are different, it would be impossible to write PEEPs other than to say the following: Upon the alarm activation all persons are to leave the building by the nearest exit which is the main front door on ground level at the front elevation being the car park and meeting at the end of the drive 15 meters from the building All guests need to be aware of the location "What 3 words" is highly recommended and placed into the Guest welcome pack Disabled refuges this building does not have any and the procedure is upon hearing the fire alarm activation, remove yourself from the building take young, disabled and vulnerable persons with you to the evacuation point stated on the exit fire evacuation plan and remain outside until told safe to do so by a responsible person that you can re-enter THIS IS NOT A SIT AND WAIT building. This is a "one out, all out" building only.	Peeps, Disabled Refuge, Emergency Plans Etc	Tolerable	
6.7, 6.12	The owners live within the main house and upon an emergency they shall meet the guests and assist	Good Practice	Tolerable	
8.18	The external surfaces of the building are concrete render and masonry paint	Information	Tolerable	
10.1-10.5	Emergency lighting is fitted throughout	Information	Tolerable	

11.1-11.4	Extinguisher fitted	Information	Tolerable
14.14	The owners contact numbers are within the guests book should an incident or accident occur	Information	
15.2	This is not a stay put building You must leave the building and do not return until told safe to do so by the RP Responsible Person	Get Out And Stay Out Building	

