

## FIRE SAFETY RISK ASSESSMENT FOR SMALL PREMISES

### SMALL BED & BREAKFAST

Address	The New Farm Peak Road Lower Peak Derbyshire
Used As	Bed and Breakfast
Guidance Used	Do you have paying guests?
Date of assessment	12 March 2013
Name of assessor	Chris Smith
Review Date	Every year

#### Property Description

*Consider number of floors, construction type (bricks, timber frame, steel frame, purpose built or converted)*

The New Farm is over 200 years old and is built from stone walls with a slate roof. It is a listed building. There are two floors. There are five bedrooms on the first floor. Two are for private family use leaving one single and two double rooms for a maximum of five guests.

The ground floor contains a kitchen and private family living area as well as a lounge and breakfast room for guests.

We provide guest with a homely, relaxed and friendly atmosphere in a period character old farmhouse.

#### How a Fire could start and how to reduce chances of one

*Consider Cooking, Electricity, Smoking, Other accidental, Arson*

1. Cooking – Change from chip pan to oven chips. Stay in kitchen while cooking
2. Electricity – House was rewired as part of refurbishment. Electrical items such as TV sets are fairly new and in good repair. We are unable to control electrical items such as mobile charges, laptops, hairdryers etc brought by guests.
3. Smoking – smoking is allowed in only one guest room
4. Other accidental – candles are not provided, candle use is discouraged. There are open fireplaces and wood burning stoves in several rooms for occasional use; chimneys swept annually, fire guards in place.
5. Arson – This area is not known for arson attacks but rubbish bins are kept away from the house.

#### People affected by fire

*Consider people sleeping, children, disabled, employees, visitors, other people*

1. People especially at risk
  - a. People asleep
  - b. Disabled
  - c. Children

Other people

Guests are requested to notify us of disabilities such as mobility or hearing at time of booking.

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### Escape Routes

*Brief description eg. Front door, back door leads to small yard, doors are secure from outside but can be opened from inside without a key. All doors on to corridors are fire resisting.*

This is a fairly large house, although our family is familiar with it, guests will not be. It is a “character property” with simple escape routes so signs are not considered necessary.

It is 11 metres from the furthest point to the head of the stairs. Once at the bottom of the stairs there is a choice of escape routes (one is through the kitchen to the back door). There is a solid door to the kitchen. Front and back door can be opened from inside without a key. Bedroom doors are solid and in good condition but are not fire resisting. Shut all doors at night.

### Fire Alarm and Escape Lighting

*Brief description of location of detectors, call points and escape lights if present.*

Currently there is only one smoke alarm on the landing. More will be required. Guests will be unfamiliar with building so need reliable early warning in case of fire.

Streetlights shine through the hall and landing windows, this should be enough so people can see to escape.

**Review** March 2012 interconnected smoke alarms with 10 year batteries have been fitted to all bedrooms, hall and landing. There is a heat detector in the kitchen also linked to system.

**Review** December 2013, Council plans to turn off streetlights between midnight and 0600hrs. Provide torches in each room, test every Saturday. “Do you have paying guests?” guide suggests this is satisfactory for very small premises like this.

### Fire Action

*Brief description eg. Raise alarm, meet in car park, duty manager to call fire service.*

Nearest fire station is 4 miles away in next village. The mobile phone signal is not reliable in the village. Can't be sure that battery will be charged. Guests are likely to have their own phones.

Our DECT cordless phones would not work in a power cut so the phone in the hall is corded. There is a phone box 400 yards away in the village by the crossroads. It is not prone to vandalism.

Guests are advised to evacuate the building and meet in the driveway. One of the family will call the fire service and meet them on arrival.

### Fire Extinguishers

*Brief description of type and location of extinguishers.*

There is a fire blanket in the kitchen and one 1kg multi-purpose fire extinguisher on each floor.

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### Testing and Maintenance

*Brief description of testing and maintenance of alarms, escape lighting and extinguishers*

The alarms will be tested every Saturday. Check pressure gauge on extinguishers every month. Extinguishers guaranteed for 5 years. Replace in 2017 (probably cheaper than a service).

### Training

*Brief description of training for employees*

There are no employees. Family members known how to use extinguishers and evacuation plan. Fire routine is included in guests' welcome pack.

### Summary of Significant Findings

*Brief description of main points eg. Alarm needs extending, doors need repair*

Bedroom doors are solid and in good condition but are not fire resisting. "Do you have paying guests?" guide suggests this is satisfactory for very small premises like this.

Alarm system is not satisfactory. Upgrade work will be disruptive; fit; basic battery smoke alarms as interim measure before interlinked system is fitted during winter.

### Action Plan

*Brief description of work to do and completion date eg. Fit more smoke detectors.*

Extend fire alarm during winter close season. Install interlinked smoke detectors with 10 year batteries in all bedrooms, corridors and landing to BS5839 Part 6 system category grade D LD2. Provide battery smoke detectors as interim measure.

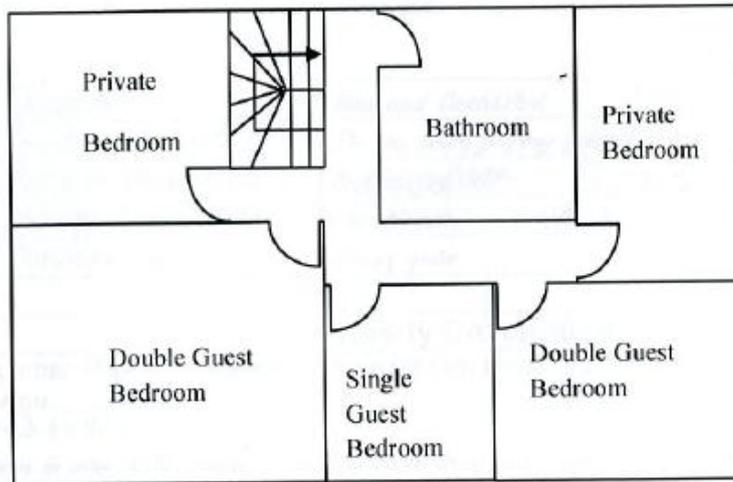
Review Date	Comments
March 2013	Interlinked alarm system now fitted
September 2013	Introduction of smoking ban has reduced risk of fire. No changes made to our procedures or fire safety provisions
December 2013	Council plans to turn off streetlights to save money, provide torches in each room.

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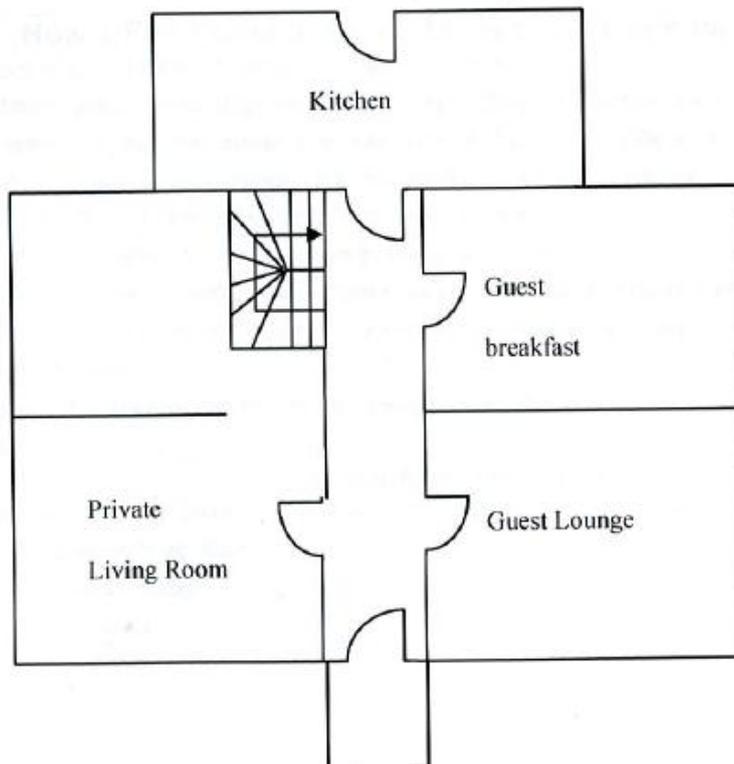
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Sketch Plan of Premises (not to scale)



First Floor



Ground Floor

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