



Fire Risk Assessment

Address of property assessed: Duck Cottage, Milldale, Alstonefield, Ashbourne. DE6 2GB

Number of floors: Two Floors 1474 sq/ft

Number of rooms: 7 Rooms comprising of 3 bedrooms with a maximum of 6 adult sleeping.

Assessor: Andrew & Sarah Hall - Owners

Date of assessment: 27th September 2023

Responsible person: S L Hall

Construction: Detached solid stone construction

The property known as Duck Cottage is a one storey holiday cottage with dining kitchen, sitting room, three bedrooms and two bathrooms.

Duck Cottage is of traditional construction with stone walls, natural slate pitched roof with wooden windows and doors.

There are two external entrances to Duck Cottage one from the dining kitchen to the side of the property and one from the sitting room to the front of the property.

The dining kitchen is equipped with a dishwasher, integrated fridge/freezer, integrated dishwasher, electric oven and hob, washer and condenser dryer, and counter top microwave. From the dining kitchen a door leads to the sitting room with a wood burner, external door to the front of the property and a staircase to the first floor master bedroom and bathroom splitting to the left and splitting to the right the first floor bedrooms two and three and bathroom.

Externally there is a terrace deck area to the rear of the property.

The internal walls and ceilings are plastered with ceramic tiling in the dining kitchen, bathrooms and carpet laid to the sitting room, bedrooms and landing areas.

The property is fitted with interlinked smoke detector and heat detector alarms

as advised by regulations along with carbon monoxide detection.

Each exit door is fitted with thumb turn locks and lever handles.

Fire hazards and controls

Are fixed electrical installations inspected and tested every 5 years?

Yes

Are electrical appliances periodically inspected and tested?

Yes

Is the use of trailing leads and adaptors avoided where possible?

Yes

Are gas appliances periodically inspected and tested every 12 months?

N/A

Relevant Information

The business owners have a strict policy for guests in respect of;

Use of untested electrical appliances, this is clearly outlined in the Terms & Conditions provided and acknowledged by guests at time of booking, outlined on the website and in the Guest Information Book provided at the cottage for guest's arrival.

The Information states the following - Under no circumstances are you to bring electrical appliances to the properties at the Milldale Cottage Company, other than laptops and phone chargers, without explicit written permission. This includes air conditioning units. Guests appliances have not been PAT tested and could invalidate our insurance. We will levy a charge if we find they have been operating without consent.

Is smoking permitted on the premises?

No There is a no-smoking policy throughout the property including E-cigarettes.

Are suitable arrangements in place for those who wish to smoke?

N/a

Are the premises adequately secured to prevent unauthorised access?

Yes – External sensor lighting.

Are combustible materials, waste and refuse bins stored safely clear of the premises or in purpose-built compounds/rooms?

Yes

Are fixed heating systems subject to periodic maintenance?

Yes

Are portable heaters subject to periodic inspection and used safely?

N/a

Are there adequate fire precautions in the use of open fires and log burners?

Yes – fire blankets, correct tools, gloves, storage and safety info in the Welcome Book. The chimney is swept and inspected annually April 23 last inspected.

Are adequate measures taken to prevent fires from cooking?

Yes – No deep fat fryers are provided or allowed etc all cookers are subject to a thorough clean at every changeover.

Are filters and ductwork subject to regular cleaning?

Yes

Is the standard of housekeeping adequate to avoid the accumulation of combustible materials and waste?

Yes - the property is maintained to an exceptionally high standard, tumble dryer dust filters are cleaned at every changeover and guests are reminded to clear after each use, spare bed linen is not stored at the property only brought to site on changeover. Waste is taken away and kept in a suitable storage away from the property at each changeover for disposal.

Are combustible materials kept separate from ignition and heat sources?

Yes

Is it ensured that all contractors who undertake work on the premises are competent and qualified?

Yes

Are suitable measures in place to address the fire hazards associated with the use and storage of dangerous substances?

N/a

Are there any other significant fire hazards in the premises?

Yes

If the answer to the above question is yes, please list each hazard and any control measure to reduce the risk of fire, in the box below. If the answer to any question is no, include suitable action within the Action Plan.

If applicable, list each hazard and any control measure to reduce the risk of fire here.

Wood Burning Stove –

- The Stove is designed to be used enclosed with the door shut when in use.
- The flue is inspected and cleaned annually
- A basket of logs and kindling is provided separately which is sufficient to negate. Tools and gloves provided and safety info in the Welcome Book.
- Guests are informed not to leave the property with the stove lit unattended.

Fire protection measures

Are all escape routes kept clear of obstructions to enable people to escape safely?

Yes

Are all fire exits easily and immediately openable?

Yes

Are distances of travel considered reasonable?

Yes

Do the walls and structures protecting the stairway and escape routes provide an adequate level of fire resistance?

Yes

Is the fire resistance of doors to stairways and escape routes considered adequate?

Yes

Where necessary, are doors fitted with suitable self-closing devices that close the doors effectively?

N/a

Are there adequate levels of artificial lighting provided in the escape routes?

Yes

Where necessary, has a reasonable standard of emergency escape lighting been provided?

Yes – torches on the back of the bedroom doors provided for escape.

Where necessary, is a reasonable standard of fire exit and fire safety signs provided?

Yes – all 2 exit doors have thumb latch and lever handles. One to the front of the property and one to the side.

Are smoke and/or heat alarms/detectors provided and is the extent and coverage considered adequate?

Yes – fully compliant with interlinked detector fitted to provide early warning to all residents.

Is there a reasonable provision of firefighting equipment (fire extinguishers, fire blanket)?

Yes

Management of fire safety

Are procedures in the event of fire appropriate and documented?

Yes

Is the information on fire safety and the action to take in the event of a fire given to guests?

Yes - in the Welcome Book and a fire action notice is fixed in a prominent location in the kitchen.

Are any staff members given regular instruction and training on the action to take in the event of a fire?

Yes

Are frequent checks carried out to ensure exit routes are kept clear and fire exits remain easily openable?

Yes - staff complete a through check of fire precautions at each changeover and recorded.

Are periodic checks carried out on fire doors to ensure they remain in good condition and close effectively?

Yes

Are domestic smoke and heat alarms tested monthly?

Yes - tested at each changeover.

Where fitted, are weekly testing and six-monthly servicing routines in place for the fire detection and alarm system?

Yes

In self-catering premises, are all smoke/heat alarms (or fire detection and alarm systems, where fitted) tested at every changeover?

Yes

Where fitted, are monthly and annual testing routines in place for the emergency escape lighting?

Yes

Where provided are fire extinguishers subject to annual maintenance?

Yes – household extinguishers and Fire Blankets replaced when required to do so.

Are records of testing and maintenance maintained?

Yes - records of fire safety arrangements should be kept and available for inspection as necessary, it is understood that testing of fire alarms and checking emergency lighting units/torches is completed at changeover. This recorded on checklist.