

## Fire Risk Assessment

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

Number of floors: Two Floors 1959 sq/ft

Number of rooms: 10 Rooms comprising of 3 bedrooms with a maximum of 6 adult sleeping

Assessor: Andrew & Sarah Hall - Owners

Date of assessment: 24th April 2025

Responsible person: S L Hall

Construction: Detached solid stone construction

The property known as Riverside Cottage is a one storey holiday cottage with separate kitchen, dining area, two sitting rooms with three bedrooms, two bathrooms and ground-floor cloakroom.

Riverside Cottage is of traditional construction with stone walls, natural slate pitched roof with wooden window frames and doors.

There are three external entrances to Riverside Cottage one from the dining area, one to the rear of the property from the back porch leading off the dining kitchen and ground-floor cloakroom and one from the middle sitting room.

The dining area equipped with an electric Aga leads onto a rear back porch area with external exit on the left and to the right of the dining area at the rear through a door galley kitchen that is

equipped with a dishwasher, under counter fridge and freezer, electric hob and electric combination oven.

On from the dining area through the door to the right is the middle sitting room with wood burner, an internal door leading to first floor staircase, another internal door leading to the family sitting room and an external door exit.

The staircase to the first floor landing provides access to all three bedrooms and two bathrooms.

Externally there is a separate laundry room by the rear terrace and a separate garden room located to the right of the main building towards the Vegetable garden.

The internal walls and ceilings are plastered with ceramic tile flooring in the dining, kitchen area and bathrooms, wood to one sitting room and carpet laid to one sitting room and bedrooms and landing.

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?**

Yes

**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 un-authorised 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 blanket, correct tools, gloves and storage and safety info in the welcome book. The chimney is swept and inspected annually June 24 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.

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**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 3 exit doors have thumb latch and lever handles. Two doors to the front of the property and one to the rear.

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

Yes - fully compliant with interlinked detectors 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 dining area.

**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 thorough 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 is recorded on checklist.