

## Fire risk assessment checklist – Small premises with paying guests

Responsible person (e.g. employer) or person having control of the premises:

Amy & Ted Langdon

Address of premises:

Kelyn-Mor, Bryher, Isles of Scilly,  
TR23 0PR

Number of floors:

1

Number of rooms:

7

Construction:

Timber, slate roof

Date of fire risk assessment:

19/03/2024

Date of previous fire risk assessment:

07/09/2023

Suggested date for review:

30/11/2024

## Fire hazards and controls

**Are fixed electrical installations inspected and tested every 5 years?**

Yes  / No  Inspection carried out by Davey & Gilbert 20/02/2024.

**Are electrical appliances periodically inspected and tested?**

N/A  Yes  No  Inspected by proprietors at every changeover. PAT testing carried out by Graham Eggins 13/02/2024.

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

Yes  No  An extension lead/surge protector is used for the TV, Sky etc.

**Are gas appliances inspected and tested every 12 months?**

N/A  Yes  No

**Is smoking permitted on the premises?**

Yes  No

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

N/A  Yes  No  Guests may smoke in the garden if they wish.

**Are the premises adequately secured to prevent unauthorised access?**

Yes  No

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

Yes  No

**Are fixed heating systems subject to periodic maintenance?**

N/A  Yes  No

**Are portable heaters subject to periodic inspection and used safely?**

N/A  Yes  No  Portable heaters are not provided.

**Are there adequate fire precautions in the use of open fires and log burners? e.g. regular chimney sweeping**

N/A  Yes  No  All heating is electric.

**Are adequate measures taken to prevent fires from cooking equipment? e.g. prohibiting deep fat fryers**

N/A  Yes  No

**Are filters and ductwork subject to regular cleaning?**

N/A  Yes  No

**Is the standard of housekeeping adequate to avoid the accumulation of combustible materials and waste e.g. from tumble dryers?**

Yes  No  All bins are emptied at every changeover. Washer-dryer is in a separate laundry shed away from the chalets but is checked at each changeover.

**Are combustible materials kept separate from ignition and heat sources?**

Yes  No

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

Yes  No

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

N/A  Yes  No

**Are there any other significant fire hazards in the premises?**

Yes  No

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.

**LOW RISK:**

**Electric heaters in all rooms.**

**Kitchen – electric cooker, hob and microwave. A fire blanket & fire extinguisher are provided in the kitchen.**

**The kitchen-living-dining room is open plan. An additional fire blanket is provided in the rear passageway to protect guests having to exit the rear bedroom and potentially pass through the kitchen to exit the chalet (NB there is an alternative exit through the lounge area).**

## Fire protection measures

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

Yes  No

**Are all fire exits easily and immediately openable?**

Yes  No  Thumb turn lock has been installed on the patio door. Side/kitchen door has a Yale lock.

**Are distances to final exits considered reasonable?**

Yes  No

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

N/A  Yes  No  Single storey and main room is open plan.

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

N/A  Yes  No  FD30 doors opening onto the open plan kitchen-living-dining area installed March 2024.

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

N/A  Yes  No

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

Yes  No  NiteSafe Sensor 11 Safety lights in each bedroom, lounge and kitchen to light escape route.

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

N/A  Yes  No

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

N/A  Yes  No

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

Yes  No

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

Yes  No

Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.

**Mains linked smoke / heat detectors in each room. Multi-purpose fire extinguisher and fire blanket in kitchen. Additional fire blanket in rear passageway to protect guests having to exit the rear bedroom and potentially passing through the kitchen to exit the chalet. NiteSafe Sensor 11 Safety lights in each bedroom, lounge and kitchen to light escape route.**

**Awaiting further Government guidance with regard to fire safety recommendations in open plan premises.**

## **Management of fire safety**

**Are procedures in the event of fire appropriate and documented?**

Yes  No

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

Yes  No

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

N/A  Yes  No  Self contained self catering holiday accommodation

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

Yes  No

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

N/A  Yes  No

**Are domestic smoke and heat alarms tested at least monthly? Include CO alarms in testing.**

Yes  No

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

N/A  Yes  No

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

N/A  Yes  No

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

N/A  Yes  No

**Where provided, are fire extinguishers subject to annual maintenance?**

N/A  Yes  No  Pressure is visually checked annually.

**Are records of testing and maintenance maintained?**

Yes  No

Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.

**Fire safety information for guests is provided in the guest information. Fire Action Notice is clearly displayed. Smoke / heat alarms and NiteSafe Safety lights are checked at every changeover.**

# Action plan

If any of the above boxes are ticked with a 'No', the deficiencies should be described below, along with proposed action for rectification.

Item	Deficiency	Proposed action	Timescale	Person responsible