

# **Old Barn Tregonetha - Fire Risk Assessment**

**Address of Property Assessed:** Old Barn Tregonetha.  
St. Columb. Cornwall.  
TR9 6EL

**Person Undertaking the Assessment - Name:** Stephen W Chidgey

**- Position:** Owner / Host

**Date of Assessment:** 01.04.2023

## **Fire Risk Assessment**

### **Step 1 - Identify Fire Hazards and Fire Risks.**

#### **1.1 Sources of ignition**

##### **a) Electrical - wiring and appliances**

Property totally rewired to latest regulations in April 2013. Annual PAT testing by Davey Electrical Services Wadebridge. All appliances labelled and dated. Full wiring test and inspection for certification completed July 2018.

##### **b) Cooking - especially deep-fat frying**

A new modern electric Aga was installed in 2013. This is serviced annually by Aga Engineers. Deep fat frying is strictly forbidden and not allowed. Extractor is regularly cleaned and free of grease. There is an Aga Cookbook supplied which encourages cooking in the enclosed fire proof ovens.

##### **c) Smoking**

There is a strict no smoking policy in the property. Guests are permitted to smoke outside and in the garden

## **d) Candles**

Candle holders / candle sticks and tea lights are provided. They are not to be used if children are staying at the property and can only be used in attended rooms

## **e) Heaters and boilers**

The property deploys a ground source heat pump (located outside the property) The GSHP provides hot water at 35 degrees to underfloor pipe circuits. There are no other heaters in the property other than the log burning stove on the first floor living room.

## **f) Open fires**

The enclosed log burning stove is mounted on a metal stand over a slate hearth. The stove is designed to be used enclosed with the door shut when in use. The flue is twin insulated stainless steel and is cleaned and swept annually.

Logs kindle and newspaper are provided which are sufficient to negate the requirement of fire lighters.

A heavy metal ash bucket is placed by the fire. Guests are informed not to leave the property with the stove lit unattended.

## **g) Others**

No other sources of ignition are within the property interior.

## **1.2. Fuel present**

The property has no mains or bottled gas. No oil is used at the property.

## **h) Elements of structure**

All the Ground floor is tiled with porcelain stone. There are no rugs or carpets. The staircase is hardwood oak with a glass screen and a stair run carpet which meets current regulations. External walls are of solid stone 16 inches thick. Internal first floor walls to master bedroom

are stud and plasterboard again to current building regulations. The upper flooring is French Oak plank engineered boarding with slate hearth over the log stove.

### **i) Furniture and furnishings**

All soft furnishings, sofas chairs etc are fully compliant and labelled so. No other items give rise to immediate combustible risk.

### **j) Domestic waste**

Waste is separated into recyclable compartments built into the kitchen and enclosed. Kitchen unit for waste is deliberately small to ensure it is cleared frequently.

### **k) Other items - e.g. petrol for lawnmowers, cleaning materials etc**

Petrol for mower is stored in the owners garden store which guests can not access.

## **1.3. Activities that might cause a fire, including work processes/procedures etc.**

The property was totally refurbished in 2013. No internal works that would give rise to fire risk are planned. A long nosed lighter is placed in a drawer out of reach of children for lighting the log burning stove and for use with the gas BBQ.

The BBQ is bottled Gas and is positioned on a firm solid patio area away from the property. Matches are not provided.

## **Step 2 - Identify Persons at Risk.**

### **2.1 Number of guests**

The property has 3 wide door external exits on the ground floor. The property sleeps total of 5 persons in 3 bedrooms. We have a maximum of 3 children allowed and children and disabled persons benefit from the 3 exits on the ground floor.

The master bedroom and living room also benefits from an external exit door to external exit

steps. Additionally, there is an exit to the first floor external balcony. All internal and external doors are solid fire check.

## **2.2. Number of staff/employees**

Staffing consists of completing a clean and changeover once or twice a week by myself, my partner and our long-term housekeeper. Nobody is employed under the age of 18. Part of our changeover tasks is to test fire alarm / smoke detectors and carbon monoxide units weekly.

### **Step 3 - Evaluate the Risks.**

#### **3.1. Means of escape**

##### **a) Detail the type of property:**

The property is a detached converted former farm barn building over 2 floors, completely refurbished to building control standards in 2013.

##### **b) Detail the number of exit doors and where they are:**

3 X Exit doors to the ground floor; Utility via kitchen (opening in) Hall – centre of building between dining area and ground floor bedrooms (opening in) Conservatory garden room opening out step down into garden)

#### **3.2. The fire alarm and fire detection**

##### **c) Describe what fire alarm and fire detectors have been provided:**

4 x Mains networked battery back up smoke detectors on ground floor ; kitchen; dining room, hall and main bedroom

! X smoke detector 1<sup>st</sup> floor living area plus carbon monoxide detector close to log burning stove.

#### **3.3. Fire fighting equipment**

**d) Detail what fire extinguishers/blankets are provided and where they are.**

1 X extinguisher in utility next to kitchen along with fire blanket. As deep fat frying is strictly forbidden requirement for blanket is minimal and a reduced risk.

1 X extinguisher in cupboard under false external door next to log burning stove + another blanket in case a lit log comes out of the stove when opening.

**3.4. Escape lighting**

**e) Detail areas covered by emergency lighting (if any):**

No dedicated emergency lighting but each external exit door has external lighting over it.

**3.5. Evacuation procedure**

**f) Describe the evacuation procedures**

In Case Of Fire – Evacuate building by your nearest external exit door. Assemble on patio in garden. - Call fire service - Alert owner