

Blacksmiths COTTAGE

FIRE SAFETY RISK ASSESSMENT FOR Blacksmiths Cottage: 6 High Green, Catterick, Richmond DL10 7LN

Built in 1800's renovated in the mid 1970's again fully modernised & refurbished for the holiday rental market in 2020.

A semi-detached property some 8m frontage and 10m in depth, solid stone wall construction throughout with tiled roof on timber roof construction. A number of ground floor only outbuildings provide storage to the rear of the property for recreational furnishings & timber log storage only. Access is gained for the front elevation by a single opening outward door set in a timber frame leading from drive/pathway. The rear of the property is accessed down the gable side, pebble pathway to rear stone flagged area and inward opening single timber door to hallway.

Services, gas & electric mains renewed during last phase of construction works.
Heating by gas fired boiler, low pressure & hot water, log burning fireplace in lounge.
Fixed wired smoke & carbon monoxide detection installed. Fire extinguishers provided.

Blacksmiths Cottage is a No Smoking Property.

People at risk at Blacksmiths Cottage include both guests and employees of either Yorkshire Cottages or the owners of Blacksmiths Cottage

People especially at risk: The most vulnerable guests are young children, the elderly and those with mobility difficulties, who may be unable to escape without assistance.

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Room	Fire Hazards	Evaluation of Risk and Risk Reduction	Information and Steps YOU can take to reduce fire risk	Escape Route (keep all escape routes clear)
Under-stairs cupboard	None identified	Low Risk	Do not store hazardous material in under-stairs cupboard	Access to external door via snug. Also exit via windows (ground floor)
Lounge	Electrical Appliances	Low risk	Turn off appliances at plug at night	Access to external door via snug.
	Wood burning stove	Medium risk Smoke alarm and Carbon monoxide alarm fitted	Instructions on how to use the stove and ensure it is left safely are provided in the cottage Do not place combustible materials – e.g., paper/ fabric near to the fire. Routinely check that the smoke/carbon monoxide alarms are working. NEVER leave a lit fire or burning candle unattended. Chimney to be swept every 12 months.	Also exit via windows (ground floor)
Kitchen	Oven/ Grill/ Hob Toaster/ Microwave	Medium Risk Fire Blanket and Fire Extinguisher supplied by cooker and on windowsill.	Follow all safety procedures when cooking, especially with heating cooking oil. Turn appliances off when not in use.	Access to external door via hallway or snug Also exit via windows (ground floor)

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Room	Fire Hazards	Evaluation of Risk and Risk Reduction	Information and Steps YOU can take to reduce fire-risk	Escape Route (keep all escape routes clear)
Downstairs WC	None identified	Low Risk	Do not allow naked flames.	Access to external door via snug.
Bathroom	None identified	Low Risk	Do not allow naked flames.	Down the stairs to external door Fully opening window (first floor)
Landing and Stairs	None identified	Low Risk Smoke alarm fitted in hallway.	Routinely CHECK that the SMOKE ALARM is working.	Down the stairs to external door
Bedrooms	None identified	Low Risk	Do not allow naked flames.	Down the stairs to external door Fully opening windows (first floor)
Snug	Washing machine & tumble drier	Low Risk	Turn off appliances at mains when not in use	Access to external door

All furniture and mattresses conform to the Furniture and Furnishings (Fire Safety) Regulations 1988

In case of fire please follow this procedure:

- SHOUT A WARNING / RAISE THE ALARM
- EVACUATE THE BUILDING THROUGH ESCAPE ROUTE(S)
- CLOSE THE DOORS BEHIND YOU TO MINIMISE THE SPREAD OF FIRE
- ACCOUNT FOR ALL OCCUPANTS
- CALL THE FIRE BRIGADE on 999
- ALERT THE ADJACENT PROPERTY

If all major escape routes become blocked, gather everyone together into one room, close the door and place towels or bedding along the bottom to seal the gap. Open a window staying close to it to breathe the fresh air and raise the alarm to neighbours.

Emergency Lighting

Torches are provided on each floor to assist your escape.

Reviewed & Updated: 1st October 2023

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Front elevation – front entrance outward opening door- pathway to rear.



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Rear gated pathway to rear entrance hallway door



Rear access to the property



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Gas intake & electrical overhead supply



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Snug - Services, electrical intake – central heating boiler – domestic appliances.



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Ground floor lounge – log burner – CO detector



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Ground floor kitchen – cooking & electrical appliances – Smoke detector – Kitchen access to play lounge & front entrance door.



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Ground floor hallway rear entrance leading from kitchen & lounge – smoke detectors ground & first floor – emergency lighting/hand torch.



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First floor bedrooms 3 ALL windows are fully openable for means of escape purposes.



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Single storey outside building for recreation furniture maintenance & log store.



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Play lounge to front of property – from kitchen leading through play lounge to single outward opening Front Door to open.





1st October 2023 Fire Risk Assessment update & Review.

Recommendations:

1. 5 yearly electrical compliance on mains installation, Electrical Installation Condition Report [EICR]
2. Portable Electrical Appliance recommended 2 yearly P A T – Testing
3. Replace dry powder type extinguisher with 2.5kg Carbon dioxide, site with existing fire blanket in kitchen under stairs cupboard.
4. Gas Installations Mains to have Landlords Gas Safety Certification.

Completion:

- | | | |
|---------------------------------------|---------------------|--------------------------------|
| 1. | Date: | Actioned by: |
| 2. | Date: | Actioned by: |
| 3. | Date: | Actioned by: |
| 4: Landlords Gas Safety Certification | Date:
April 2023 | Actioned by:
Julie Cockroft |

Fire Risk Assessment completed by:

Steve Tottie: MIFE, IFSM, NEBOSH Diploma.

1st October 2023.