

Fire Risk Assessment

Prior to opening Little Pebble House we undertook our Fire Risk Assessment based on the English Government Guidelines for necessary equipment and prepared a Fire Plan. The fire plan noted where the pond, water and electricity shut offs were.

This is how we carried out our fire risk assessment.

1. Identify fire risk hazards.

Source of fire ignition:

The main fire hazards at Little Pebble House probably come from laundry equipment, from hot water immersion tank, from cooking fires and from guests smoking. We no longer permit Guest to use the log burner in the lounge

- Sources of fuel:

We have no main sources of fuel at Little Pebble House that are combustible as the property is supplied solely by electricity

Identify people at risk:

- People in and around the premises:

We have our guests and our Family; there may be other visitors from time to time. Some will be small children and elderly relatives or may have mobility issues.

1. Evaluate, remove or reduce and protect from risk:

- Evaluate the risk of a fire starting:

The likelihood of a cooker fire depends upon the care exercised by the guests. Fire blankets and extinguishers are provided. The fire extinguishers are inspected and certificated annually. All electrical appliances are checked yearly by a qualified electrician

Certificates are available for inspection of required.

- Evaluate the risk to people from a fire:

Little Pebble House has been designed to have as many exits as possible within planning constraints. It has four exits all on the ground floor as the property is a bungalow and three ground level windows. This gives guests a variety of options to leave the building safely and quickly. Guests are advised that they must account for all their party in the event of a fire and to call 999 and explain that they are at 12 Lower Well Park. All exits in the property have been fitted with thumb latch locks so that it is possible to open any of the external doors from the inside without a key.

- Remove or reduce the fire hazard:

Being newly refurbished in 2018 we have minimised fire risks from the outset by following building regulations.

- Protect people by providing fire precautions:

We have provided a fire extinguisher in the kitchen & another one in the utility room along with several fire blankets around the property and guests have the fire precaution and basic procedures explained to them in the guide sent to them before arrival, which is also explained to them upon arrival. A further copy can also be found in the Guest Folder in the property. Little Pebble House has smoke and Carbon Monoxide detection to current Building Regulations.

All fire equipment is checked annually by a local competent company and we are provided with certificates to show work is done. A further electrical company also carries out the PAT testing so that all electrical appliances are PAT tested annually according to regulations

We have had an EICR report undertaken in December 2018 and carried out with no suggestions to change or update anything. This is updated every 5 years

The hard wired fire alarms were all new in 2018 as part of our refurbishment, and the fire blankets were also new at that time too. The alarms are all linked, so if one goes off in the building the other alarms go off too. The back-up batteries in the alarms are checked regularly and replaced as required. All batteries were routinely changed regardless in the summer of 2023.

To address the possibility of a fire or emergency occurring whilst there was a power cut, we have installed two emergency rechargeable torches in the cottages.

These three pictures below illustrate the three stages. The torch in situ, being constantly charged, the torch automatically comes on at dusk so is easy to find, and then the torch taken out of the housing to use as a torch. These were installed from February 2018.





In addition, it is noted that the vast majority of guests also all have a torch with them in their phones.

1. Record, plan, inform, instruct and train

- Record any major findings and action you have taken:

Aside from the above we have not had any major findings to report as of September 2023.

- Discuss and work with other responsible people.

We have had extensive help from varying competent authorities and companies and input from our insurance company.

- Prepare an emergency plan:

The emergency plan is as follows. Guests need to get all their party out and accounted for and call 999 and say you are at 12 Lower Well Park. They are provided with our postcode and What3words in the Fire Risk Assessment Guide by email before arrival and again in person upon arrival. All the emergency services can find 12 Lower Well Park. We ask that after contacting the emergency services they contact us.

- Inform those using the house:

As above we ask our guests to notify us as soon as any emergency situation arises.

- Provide training:

We have no staff members on site except during changeover day who are Self-Employed. They have been trained into the basic procedure, get everyone out and accounted for and dial 999 and say 12 Lower Well Park. Then notify owners, take no risks.

1. **Review:**

- Review the fire risk regularly.
- Next Review due in November 2023 based on below

2. **Make changes where necessary:**

- In accordance with new and emerging Guidelines from the English Government