

# Fire Risk Assessment – Wynd Cottage

**Address of Property Assessed:** Wynd Cottage45 Cliff  
StreetWhitbyYO213DD

**Person Undertaking the Assessment - Name:** A.G. Bell

**- Position:** Owner

**Date of Assessment:** 19/11/2016

## Fire Hazards and Fire Risks

### Sources of ignition:

Electrical - wiring and appliances

Mitigation: Modern wiring tested 2016. Appliances inspected & PAT 2016

Cooking

Mitigation: Cooker with flame detect control. No deep fat fryer provided.

Smoking

Mitigation: Not permitted in cottage (contract & instructions), covered outside space, ashtray available.

Candles

Mitigation: Not permitted in cottage (contract & instructions)

Solid fuel stove

Mitigation: First floor stove – use not permitted (notice plate to be fixed 01/17)

Ground floor stove – Full safety/operating instructions supplied (notice to read instructions to be fixed 01/17). (seal gap between hearth and timber flooring 01/17 to prevent combustible debris build up)

Others – Private access through passageway. Road front. Public accessed back.

Mitigation: Exterior to be kept clear as possible of easily combustible materials.

## Fuel present

Stove Fuel - Logs, kindling, fire lighters, newspaper, matches, lighters.

Mitigation: Details of safe storage given in instructions.

Elements of structure - Painted timber partition walls. Timber floors. Exposed timber beams.

Mitigation: Ignition sources (except mitigated electrical) distanced from structures. Walls –

spread of fire, mitigation limited by historical nature of structures. Sitting room walls 3 coats water based paint. Bed 1 timber partition one wall plaster boarded and skimmed. 1<sup>st</sup> floor staircase timber partition wall to living room plaster boarded and skimmed. Ceilings between beams plaster boarded and / or plastered. Extinguishers located and specified to assist emergency exit.

### Furniture and furnishings

Mitigation: Soft furnishings, most curtains, carpets - purchased 2015-16 hence relevant fire safety standards under CE.

### Domestic waste

Mitigation:

Internal- Limited volume, double general and recycling bin provided in kitchen.  
(Basket type waste bins provided in bedrooms - consider replacing with small metal bins.)

External – Dustbin located in passage way (extra bin to be provided for excess waste to prevent build-up of loose bagged waste. Also sign to discourage others from leaving rubbish)

### Other Fuel items

Mitigation –

Solvents and solvent paints moved to wash house. Any large quantities of volatile cleaning items to be stored in wash house.

Food stuffs and packaging, storage spaces away from ignition sources.

Books literature etc. stored away from ignition sources.

## Persons at Risk

Number of guests - Max 6 + babies. Mitigation: Guests requested to consider mobility of party members, access issues described in various formats.

Others – Owners (+family), Cleaner / House Keeper, Trades people.

## General Risk Evaluation

### Property Description

Stone and brick built terrace. Ground floor, 1<sup>st</sup> floor accessed via straight staircase, 2<sup>nd</sup> floor via spiral/kite winder stair. Historically significant construction, timber exposed beams, timber internal partitions.

Doors: Front door off hallway & stair. Back door off dining room

Windows: Ground floor not opening. 1<sup>st</sup> floor open to allow egress, 2<sup>nd</sup> floor dormer windows open to allow egress, ladder access to rear restricted, front accessible via road.

## Fire Alarm

Mains interlinked smoke alarms located in escape route on all floors (3)

## Fire Fighting Equipment

Fire blanket in kitchen

Fire extinguisher dining room (3l water + additive)

Fire extinguisher 1st floor, bottom of upper stairs (3l water + additive)

## Emergency Lighting

The escape route from all bedrooms is short with limited navigation option only on the 1st floor. 2<sup>nd</sup> floor route and front door are externally illuminated, when curtains open.

(consider emergency lighting for 1<sup>st</sup> floor bottom of stairs 03/16)

## Evacuation

From 2nd floor, via landing - stairs - through living room - stairs - front door

From 1st floor, through living room - stairs - front door

Both routes pass a short distance through the living room. Mitigation no fires (stove) candles or smoking allowed. 3 litre water extinguisher provided.