

# VisitBritain - Fire Risk Assessment

**Address of Property Assessed:** The Hayloft, Uppertown Farm, Birchover,  
Matlock, Derbyshire DE4 2BH

**Person Undertaking the Assessment - Name:** Paul Chaplais

**- Position:** Owner

**Date of Assessment:** December 2017

## Fire Risk Assessment

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

#### 1.1 Sources of ignition

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

Range of electrical appliances in kitchen and bed-sitting room. All appliances are modern and have been checked by a qualified contractor within the last 5 years.

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

Ceramic hob cooker.  
No deep-fat fryer.

##### c) Smoking

Strict no smoking policy.

##### d) Candles

Not provided.

##### e) Heaters and boilers

Gas central heating, serviced annually. No free-standing heaters.

## **f) Open fires**

None.

## **g) Others**

### **1.2. Fuel present**

#### **h) Elements of structure**

Exposed roof beams in bed-sitting room.

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

Wood-framed bed and sofa. Wooden furniture. Modern sofa.

#### **j) Domestic waste**

One 20L metal bin in kitchen and one small metal bin in bathroom. Guests empty these in outside bin as appropriate.

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

Small supply of cleaning fluids under sink, none typically flammable.  
Small barbecue for outdoor use kept in barn under apartment. Lighting fuel kept separately and available on request from guests. Safety instructions provided.

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

None.

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

### **2.1 Number of guests**

Suitable for 2 people.

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

1 regular cleaner.

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

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

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

First-floor apartment above barn.

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

One exit door which is the main entrance to the property, approached via a short flight of outside stone steps.

Possible alternative escape route from bedroom/sitting room for slim person via dormer window (30cm aperture fully open) with 3m jump to graveled ground.

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

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

Smoke detector: British Gas RS2

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

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

Fire blanket on wall by door linking kitchen to entrance hall.

Instructions for fire safety provided: fixed to cupboard door in entrance hall.

2 fire extinguishers provided - Hydrex and CO2. These are located in cupboard inside front door with signage outside cupboard.

### **3.4. Escape lighting**

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

Steps and patio area.

### **3.5. Evacuation procedure**

#### **f) Describe the evacuation procedures**

Exit by door and down steps to parking area. Possible escape for slim person through bedroom window and jump to ground. Guest to inform owners (if at home) in next-door property and phone emergency services.