# FIRE RISK ASSESSMENT

# Grenofen



Grenofen is a spacious ground floor apartment with three en-suite bedrooms and has two exists via the hallway and kitchen.

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|---|---|
| Responsible person (e.g. employer) or person having control of the premises: | Jon & Jill May |
| Address of premises: | Grenofen Lower Flat, Porthloo, St Marys, Isles of Scilly, TR21 0NE |

| | | | |
|---|---|---|---|
| Number of floors: | 1 | Number of bedrooms: | 3 |
| Construction: | Granite with fire resistant MDF internally. | | |
| Date of fire risk assessment: | January 2024 | | |
| Date of previous fire risk assessment: | March 2018 | | |
| Suggested date for review: | January 2027 | | |

## Fire hazards and controls

**Are fixed electrical installations inspected and tested every 5 years?**

Yes ☒ / No☐

**Are electrical appliances periodically inspected and tested?**

N/a ☐ Yes ☒ No☐

**Is the use of trailing leads and adaptors avoided where possible?**

Yes ☒ No☐

**Are gas appliances inspected and tested every 12 months?**

N/a ☒ Yes ☐ No☐

**Is smoking permitted on the premises?**

Yes ☐ No ☒

**Are suitable arrangements in place for those who wish to smoke?**

N/a ☐ Yes ☒ No☐

**Are the premises adequately secured to prevent unauthorised access?**

Yes ☒ No☐

**Are combustible materials, waste and refuse bins stored safely clear of the premises or in purpose-built compounds/rooms?**

Yes ☒ No☐

**Are fixed heating systems subject to periodic maintenance?**

N/a ☐ Yes ☒ No☐

**Are portable heaters subject to periodic inspection and used safely?**

N/a ☒Yes ☐ No☐

**Are there adequate fire precautions in the use of open fires and log burners? e.g. regular chimney sweeping**

N/a ☒ Yes ☐ No☐

**Are adequate measures taken to prevent fires from cooking equipment? e.g. prohibiting deep fat fryers**

N/a ☐ Yes ☒ No☐

**Are filters and ductwork subject to regular cleaning?**

N/a ☐ Yes ☒ No☐

**Is the standard of housekeeping adequate to avoid the accumulation of combustible materials and waste e.g. from tumble dryers?**

Yes ☒ No☐

**Are combustible materials kept separate from ignition and heat sources?**

Yes ☒No☐

**Is it ensured that all contractors who undertake work on the premises are competent and qualified?**
Yes ☒ No☐

**Are suitable measures in place to address the fire hazards associated with the use and storage of dangerous substances?**

N/a ☐ Yes ☒ No☐

**Are there any other significant fire hazards in the premises?**

Yes ☐ No ☒

If the answer to the above question is yes, please list each hazard and any control measure to reduce the risk of fire, in the box below. If the answer to any question is no, include suitable action within the Action Plan.

## Fire protection measures

**Are all escape routes kept clear of obstructions to enable people to escape safely?**

Yes ☒ No☐

**Are all fire exits easily and immediately openable?**

Yes ☒ No☐

**Are distances to final exits considered reasonable?**

Yes ☒ No☐

**Do the walls and structures protecting the stairway and escape routes provide an adequate level of fire resistance?**

N/a ☐ Yes ☒ No☐

**Is the fire resistance of doors to stairways and escape routes considered adequate?**

N/a ☐ Yes ☒ No ☐

**Where necessary, are doors fitted with suitable self-closing devices that close the doors effectively?**

N/a☐ Yes ☒ No☐

**Are there adequate levels of artificial lighting provided in the escape routes?**

Yes ☒ No☐

**Where necessary, has a reasonable standard of emergency escape lighting been provided?**

N/a ☐ Yes ☒ No☐

**Where necessary, is a reasonable standard of fire exit and fire safety signs provided?**

N/a ☒ Yes ☐ No☐

**Are smoke and/or heat alarms/detectors provided and is the extent and coverage considered adequate? Consider also CO alarms.**

Yes ☒ No☐

**Is there a reasonable provision of firefighting equipment (fire extinguishers, fire blankets)?**

Yes ☒ No☐

Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.

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|---|
| Linked smoke alarms are fitted in each room along with mains power failure torches in each bedroom. Both exit doors have thumb turn locks. Two fire extinguishers & a fire blanket are provided and there is a 'Fire Action Plan' poster on the wall. PAT testing is undertaken annually and electrical inspections every 5 years. |

## Management of fire safety

**Are procedures in the event of fire appropriate and documented?**

Yes ☒ No☐

**Is the information on fire safety and the action to take in the event of a fire given to guests?**

Yes ☒ No☐

**Are any staff members given regular instruction and training on the action to take in the event of a fire?**

N/a ☐ Yes ☒ No☐

**Are frequent checks carried out to ensure exit routes are kept clear and fire exits remain easily openable?**

Yes ☒ No☐

**Are periodic checks carried out on fire doors to ensure they remain in good condition and close effectively?**

Yes ☒ No☐

**Are domestic smoke and heat alarms tested at least monthly? Include CO alarms in testing.**

Yes ☒ No☐

**Where fitted, are weekly testing and six-monthly servicing routines in place for the fire detection and alarm system?**

N/a ☒ Yes ☐ No☐

**In self-catering premises, are all smoke/heat alarms (or fire detection and alarm systems, where fitted) tested at every changeover?**

N/a ☐ Yes ☒ No☐

**Where fitted, are monthly and annual testing routines in place for the emergency escape lighting?**

N/a ☐ Yes ☒ No☐

**Where provided, are fire extinguishers subject to annual maintenance?**

N/a ☐ Yes ☒ No☐

**Are records of testing and maintenance maintained?**

Yes ☒ No☐

Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.

Alarms & torches are tested on each changeover & training is given to staff on how to do so.

Records are kept of when periodic testing is required and when smoke alarms need replacing.

This FRA is aviailable on our website for guests to read prior to arrival. Guests are advised prior to booking that the twin bedroom escape route is via the bedroom window and so those with limited mobility can decide if the property would be suitable for them.

## Action plan

If any of the above boxes are ticked with a 'No', the deficiencies should be described below, along with proposed action for rectification.

| Item | Deficiency | Proposed action | Timescale | Person responsible |
|---|---|---|---|---|
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