

# The Studio at Kynaston Place

## Fire Risk Assessment

Address: The Studio, Kynaston Place, Kynaston, Ledbury, Herefordshire HR8 2PD  
Person undertaking the Assessment: Mrs J C Riley Owner  
Date of Assessment: 15<sup>th</sup> March 2013

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

#### 1.1 Sources of ignition

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

The fuse board has been checked and correctly upgraded for the needs of the house, including circuit breakers.

All electrical wiring and appliances are in sound working order.

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

The 4 ring hob is electric.

The oven is an electric combi-oven (microwave, grill, conventional oven). It is wall mounted. The Instruction book is supplied in the property.

There is no facility for deep - fat frying.

##### c) Smoking

There is a no-smoking policy in the property

##### d) Candles

There are no candles or tea lights in the property

##### e) Heaters and boilers

The heating is by wall mounted electric convector thermostatically controlled heaters. One in each room.

Hot water is provided by an electric water heater position under the kitchen sink.

##### f) Open fires

There are no open fires in the property

##### g) Others

There are no other sources of ignition in the property

#### 1.2. Fuel present

No fuel is stored in the property

##### h) Elements of structure

The Studio is all on one level and the floor is concrete covered with vinyl cushion flooring.

The outer walls are brick, stone and timber framed with a cavity to the inner walls which are of plastered thermalite blocks. The roof is clay tiled.

There are no coverings to walls or ceilings

##### i) Furniture and furnishings

All furniture and furnishings that need to comply with the Furniture and furnishings (Fire Safety) regulations for rental accommodation do so.

### **j) Domestic waste**

Domestic waste is stored in a bin under the sink.

Recyclable items can be stored in the cupboard in a special container for recyclable materials.

The rooms all have waste paper containers.

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

Cleaning materials are stored under the kitchen sink and vanity unit.

Flammable liquids such as petrol are not stored in the property.

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

A barbeque is not supplied at this property

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

### **2.1 Number of guests**

The property is designed to accommodate up to 2 adults in one bedroom. One child up to aged 2 is permitted but cots are not provided by the owners.

The house is suitable for people with mobility limitation but not wheelchair users.

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

Domestic staff are all over the age of 18 years

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

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

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

The Studio is all on one level comprising two rooms

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

The front door is inward opening and is part of the open plan kitchen/living area.

The fire exit door is via the wardrobe area in the bedroom.

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

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

There is one mains fire alarm fitted to the bedroom ceiling close to the kitchen/ living room.

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

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

A fire extinguisher and fire blanket are fitted to the back of the door in the kitchen/living room area.

### **3.4. Escape lighting**

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

A torch is kept in the kitchen

Outside automatic sensor lights are fitted.

### **3.5. Evacuation procedure**

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

Exit can be made via the front door or the emergency fire exit door in the bedroom.

Details of fire procedures are given on the back of the kitchen/living room door.