



Fire Risk Assessment

Address of Property Assessed: Wakes Hall Lodges, Colchester Road,
Wakes Colne, Colchester CO6 2DY

Person Undertaking the Assessment - Name: N J Percival

- Position: Owner

Date of Assessment: March 2015

Step 1 - Identify Fire Hazards and Fire Risks.

1.1 Sources of ignition

a) Electrical - wiring and appliances

Each Lodge has an electrical certificate dated 18th October 2013, all wiring and appliances were new and checked and passed by a qualified electrician . The fuse board is located in the hallway.

b) Cooking - especially deep-fat frying

The hob is all electric, there is no facility for deep fat frying

c) Smoking

There is a no-smoking policy throughout the property.

d) Candles

Tealights are available for use in the holders provided.

e) Heaters and boilers

Heating to the Lodges is provided by wall mounted electric heaters that can be manually operated in each room. In addition there is a heat recovery units installed in the loft. It extracts sale warm air and sends warm fresh air to your kitchen, bathroom areas. The switch for operation is adjacent to the cupboard in the bedroom.

f) Open fires

There is no open fire

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 ground floor is concrete screeded with laminated flooring or carpeting above. External walls are concrete insulated, roof is slate supported by timber truss system.

i) Furniture and furnishings

All furniture and furnishings that need to comply with the Furniture and Furnishing (Fire Safety) Regulations.

j) Domestic waste

Collected from the bin store located to the rear of the Lodges.

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

None.

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

Tealights to be used in holders provided. Gas barbecues are available for use on the veranda, lighting instructions are provided and the barbecues are regularly serviced.

Step 2 - Identify Persons at Risk.

2.1 Number of guests

The one bedroom Lodges can accommodate two guests and the two bedroom Lodges four guests. There is availability of a cot and temporary bed in the living room. The Lodges are suitable for people with mobility limitations.

2.2. Number of staff/employees

All staff are over the age of 18 years.

Step 3 - Evaluate the Risks.

3.1. Means of escape

a) Detail the type of property:

The Lodges are single storey. .

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

Each Lodge has double doors from the sitting room and each of the bedrooms leading out onto the veranda, furthermore there is the door out to the car parking area.

3.2. The fire alarm and fire detection

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

There are smoke alarms electrically powered, safety lighting in all rooms.

3.3. Fire fighting equipment

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

Fire extinguisher and blanket are provided and located under the sink in the kitchen.

3.4. Escape lighting

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

A torch is kept in the cupboard in the hallway.

3.5. Evacuation procedure

f) Describe the evacuation procedures

Guests may use any of the doors depending where they are at the time.