

FIRE RISK ASSESSMENT

Address of Premises:	The Old Forge Main Street West Lutton Malton North Yorkshire YO17 8TA	
Number of Floors:	1	
Construction:	Block & Brick Insulated Cavity Walls with a Clay Pantile Roof	
Number of Bedrooms:	4	
Assessor:	Caroline Bradshaw	
Responsible Person:	Caroline Bradshaw	
Date of Assessment:	30/08/2023	
FIRE RISK	MEASURES TAKEN	ACTION TO BE TAKEN
Electrical Installation	The electrical installation at The Old Forge was carried out in 2009 by a qualified contractor & has a full Domestic Electrical Installation Certificate. An EICR is carried out on the installation every 5 years with the last inspection being carried out on 30th Aug 2023	Next EICR due 30 th Aug 2028
Electrical Equipment Range cooker Fridge Freezer Washer Dryer Dishwasher TV Music System	All electrical appliances are periodically inspected & tested. PAT Tests carried out on 30 th Aug 2023. Filter on dryer is checked regularly to prevent build up of combustible materials. No trailing leads or adaptors are used in the property.	Next PAT Tests to be carried out on 30 th Aug 2024
Heating	The Oil Central Heating Boiler, which supplies hot water for the kitchen & bathrooms and the underfloor heating, is serviced annually by a qualified OFTEC Registered Technician. Last service carried out on 23 rd Feb 2023.	Next service due 23 rd Feb 2024
	The chimney for the woodburning stove is swept on a regular basis.	

	A Carbon Monoxide Alarm is installed within 1-3m of the fuel burning device.	
Cooking	The Range cooker is fully electric, so has no naked flames. A deep fat fryer is not provided & their use is prohibited in the property.	
Smoking & Vaping	Smoking & Vaping in the property are strictly prohibited. Guests who wish to smoke or vape may do so outside the property & an exterior ashtray is provided for the safe disposal of cigarettes.	
Arson	The premises are kept locked & secure at all times. Refuse & recycling bins are stored at a safe distance from the property in an open area.	

FIRE PROTECTION MEASURES

Escape Routes	The Escape Plan is available for guests to familiarise themselves with before arrival in the Digital Guidebook. A copy of the Escape Plan is clearly displayed in the kitchen.	
Emergency Lighting	Emergency lighting is provided which will provide illumination to Escape Routes in the event of the electrical system failing.	
Fire Exits & Signage	All Escape Exits including Escape Windows are clearly labelled & kept free of obstructions.	
	The Exterior Door is fitted with a thumb turn lock, which does not require the use of a key.	
Doors	Doors to the Bedrooms & the Family Bathroom are solid and well fitted to their frames. The distance between the bedroom doors & the Escape Windows is minimal.	
Smoke Alarms	A fully wired in linked alarm system is installed in the property with smoke detectors in every room and a heat and smoke detector in the kitchen.	
Firefighting Equipment	A Fire Blanket & a Powder ABC Fire Extinguisher is provided in the kitchen.	

MAGAMENT OF FIRE SAFETY

Fire Safety Procedures	A Fire Action Notice is clearly displayed in the property giving details of what to do in the event of fire.	
Fire Safety Checks	Smoke, Heat & CO2 Alarm checks are carried out on a regular basis. Emergency Lighting Checks are carried out at every Changeover.	