

Fire Risk Assessment Barcud Lodge Updated June 2023

Risk Assessment for:	Barcud Lodge, Llangennith Swansea		
Building Use:	Detached house providing self-catering accommodation for up to 8 guests for holiday use		
Assessment updated:	Date: June 2023 Completed by: Philip and Hilary Derbyshire		
GENERAL			
The house and detached garage were built in 2008 to fire standards pertaining at the time.			
Central heating system Water is heated by a Liquid Petroleum Gas (LPG) fired condensing boiler (see Utility Room below). Radiators in all rooms are fed by pumped hot water from the boiler. There are no other sources of heating provided.			
Electrical Installation The electrical installation is original and has a current certificate . All portable electrical appliances are inspected annually.			
<u>Room and Contents</u>	<u>Identify Sources of Ignition Fuel and Oxygen</u>	<u>Identify People at Risk</u>	<u>Evaluate Remove Reduce and Protect</u>
<u>GROUND FLOOR</u>			
<u>Hall and Stairs</u>			
Glazed wooden front and back doors 3 x radiators 1 wooden pew 1 x wooden chest of drawers Wooden door to under stairs cupboard Under stairs cupboard storing vacuum cleaners, mops, brooms, travel cot, high chair, stair gate etc. Battery powered light. Consumer unit above back door Hard-wired smoke alarm on ceiling 2 x ceiling lights and shades Tiled floor Carpeted wooden staircase to first floor Opening window with laminate Venetian blind Wooden doors to bedrooms and bathroom listed below Christmas decorations (December / January)	<u>Sources of Ignition:</u> Ceiling lights Consumer unit <u>Fuel:</u> Wooden pew Light shades Wooden doors Stairs and carpet Christmas Decorations <u>Oxygen:</u> Front and back doors	Guests, particularly if sleeping Guests with disabilities; no young people should be left unattended Cleaners, suppliers, workmen and owners of house	The hard-wired smoke alarm is tested and in good working order. Front and back doors are unobstructed Fire Safety notice In house advises leaving keys in locks or adjacent to doors at night.

<p><u>Bedroom 1</u></p> <p>1 x walk-in wardrobe with battery light; locked cupboard at the back of wardrobe with wooden doors and shelves, containing owners' personal items 1 x wooden chest of drawers 1 x wooden dressing table with hairdryer in drawer 1 x wooden dressing table stool 1 x double bed with duvet and pillows 1 x plastic waste paper basket 2 x wooden bedside chests 2 x electric bedside lamps 2 x fabric window blinds Carpet on floor Ceiling light and shade Wooden door to hall Wooden doors to ensuite shower room and walk in cupboard</p>	<p><u>Ignition:</u> Electric bedside lamps. Hairdryer. Transformer unit for 12 volt extractor fan in ensuite shower room is mounted at the top of the wall in walk-in cupboard Ceiling light</p> <p><u>Fuel:</u> Wooden furniture Bedding Carpet and window blinds Light shade and lampshades Wooden doors Contents of cupboard in walk-in wardrobe</p> <p><u>Oxygen:</u> Two sets of opening windows</p>	<p>As above</p>	<p>Bed complies with fire regulations and is marked. Mattress complies with fire regulations and is marked. Windows in good working order. Fully opening and closing.</p>
<p><u>Ensuite Shower room</u></p> <p>Mixer Shower (fed by domestic hot and cold water) Basin with laminated chipboard vanity unit Toilet – soil pipe boxed in with plywood Ceiling light and glass shade Towel rail Extractor fan Tiled floor</p>	<p><u>Ignition:</u> Ceiling light, extractor fan</p> <p><u>Fuel:</u> Vanity unit and plywood soil pipe boxing</p> <p><u>Oxygen:</u> No windows</p>	<p>As above</p>	
<p><u>Bedroom 2</u></p> <p>1 x wooden wardrobe 1 x wooden chest of drawers 1 x double bed with duvet and pillows 1 x plastic waste paper basket 2 x wooden bedside chests 2 x electric bedside lamps 2 x fabric window blinds Carpet on floor Ceiling light and shade Wooden door to hall</p>	<p><u>Ignition:</u> Ceiling light and bedside lamps.</p> <p><u>Fuel:</u> Wooden furniture Bedding Carpet and window blinds Light and lampshades Wooden door</p> <p><u>Oxygen:</u> Two sets of opening windows</p>	<p>As above</p>	<p>Bed complies with fire regulations and is marked. Mattress complies with fire regulations and is marked. Windows in good working order. Fully opening and closing.</p>

<p><u>Bedroom 3</u></p> <p>1 x wooden wardrobe 1 x wooden chest of drawers 1 x double bed with duvet and pillows 1 x plastic waste paper basket 2 x wooden bedside chests 2 x electric bedside lamps 2 x fabric window blinds Carpet on floor Ceiling light and shade Wooden door to hall</p>	<p><u>Ignition:</u> Ceiling and bedside lamps.</p> <p><u>Fuel:</u> Wooden furniture, Bedding Carpet and window blinds Light and lamp shades Wooden door</p> <p><u>Oxygen:</u> One set of opening windows</p>	<p>As above</p>	<p>Bed complies with fire regulations and is marked. Mattress complies with fire regulations and is marked. Window in good working order. Fully opening and closing.</p>
<p><u>Bedroom 4</u></p> <p>1 x wooden wardrobe 1 x wooden chest of drawers 2 x single beds with duvets and pillows 1 x waste paper basket 2 x wooden bedside chests 2 x electric bedside lamps 1 x fabric window blind Carpet on floor Ceiling light and shade Wooden door to hall</p>	<p><u>Ignition:</u> Ceiling and bedside lamps.</p> <p><u>Fuel:</u> Wooden furniture, Bedding Carpet and window blinds Light and lamp shades Wooden door</p> <p><u>Oxygen:</u> One set of opening windows</p>	<p>As above</p>	<p>Beds comply with fire regulations and are marked. Mattresses comply with fire regulations and are marked. Window in good working order. Fully opening and closing.</p>
<p><u>Bathroom</u></p> <p>Bath Basin Toilet with melamine faced particleboard casing to cistern Mixer shower (fed by domestic hot and cold water) Single window and metal Venetian blind Extractor fan Ceiling light and glass shade Towel rail (heated via domestic hot water) Tiled floor Wooden door to hall</p>	<p><u>Sources of Ignition:</u> Ceiling light Extractor fan</p> <p><u>Fuel:</u> Particleboard panels to cistern Wooden door</p> <p><u>Oxygen:</u> One set of opening windows</p>	<p>As above</p>	<p>Window in good working order. Fully opening and closing.</p>

<i>FIRST FLOOR</i>			
<i>Dining area on galleried landing</i>			
<p>Wooden dining table 10 wooden dining chairs with faux leather upholstery Wooden chest of drawers containing games and jigsaws 1 opening window with floor length curtains Small opening window with laminate Venetian blind 2 x Ceiling lights and glass shades Smoke alarm (hard wired) fixed to ceiling Central heating thermostat Free standing Fan (Summer) Laminate wooden floor</p>	<p><u>Sources of Ignition:</u> Ceiling lights Free standing Fan (Summer)</p> <p><u>Fuel:</u> Wooden furniture Curtains Laminate floor</p> <p><u>Oxygen:</u> Window</p>	As above	Windows in good working order. Fully opening and closing.
<i>Kitchen (open plan off landing area)</i>			
<p>Range of wooden fitted floor and wall cupboards Induction hob Electric double oven Cooker extractor fan Stainless steel sink Fridge Freezer Microwave, kettle, toaster, coffee maker etc 4 x stools, metal legs and plastic covered padded seats 2 x opening windows with metal Venetian blinds Fire blanket mounted on wall Fire extinguisher mounted on wall Recessed halogen ceiling lights Halogen under-wall cupboard lights Laminate wooden floor Wooden door to upstairs toilet Wooden and glazed door to utility room</p>	<p><u>Sources of Ignition:</u> Electrical appliances and extractor fan Ceiling lights</p> <p><u>Fuel:</u> Kitchen cupboards & contents Laminate floor</p> <p><u>Oxygen:</u> Window</p>	As above	<p>Fire blanket and fire extinguisher are prominently positioned on wall adjacent to sink and with safety notice regarding their use.</p> <p>Windows in good working order. Fully opening and closing.</p>

<p><u>Upstairs Toilet</u></p> <p>Toilet with plywood boxing to soil pipe Wash hand basin with plywood boxing to waste Ceiling light with glass shade Laminate floor Top-hinged small opening window with metal Venetian blind</p>	<p><u>Ignition:</u> Ceiling light, extractor fan</p> <p><u>Fuel:</u> Plywood soil pipe boxing</p> <p><u>Oxygen:</u> Window</p>	<p>As above</p>	
<p><u>Utility Room</u></p> <p>Range of wooden fitted floor cupboards Washing machine Tumble dryer Fridge Wall mounted LPG fired condensing boiler Carbon Monoxide alarm Recycling containers Notice board Opening window with metal Venetian blind</p>	<p><u>Ignition:</u> Boiler, Ceiling light Appliances</p> <p><u>Fuel:</u> Cupboards, Recycling container contents (Paper, Cardboard), notice board, clothes in tumble dryer</p> <p><u>Oxygen:</u> Window</p>	<p>As above</p>	<p>Window in good working order. Fully opening and closing. Boiler checked annually and serviced if necessary. Annual gas safety certificate applies to boiler Notice board with Fire Safety notice</p>
<p><u>Sitting Room</u></p> <p>1 x 4 seater corner leather sofa 1 x 3 seater faux leather sofa 1 x 2 seater faux leather sofa Scatter cushions 2 x nests of 3 coffee tables 1 x television 2 x floor lamps Bookcase and books Recessed halogen ceiling lights Dried flower arrangement with decorative lights in inglenook fireplace 1 x synthetic rug 2 sets of opening windows 2 x pairs of curtains Laminate floor Wifi Internet router and central heating hub Free standing Fan (Summer) Glazed wooden doors to dining area Christmas decorations (Dec /Jan)</p>	<p><u>Sources of Ignition:</u> Ceiling lights Television Floor lamps Decorative lights in fireplace Router Free standing Fan (Summer) Christmas tree lights</p> <p><u>Fuel:</u> Furniture Curtains Laminate floor Rug Dried flowers Christmas decorations</p> <p><u>Oxygen:</u> Windows</p>	<p>As above</p>	<p>All sofas comply with fire regulations and are labelled Windows in good working order, fully opening and closing</p>
<p><u>Loft</u></p>			

<p>Spare bedding Spare crockery, glasses etc DIY tools and materials Dog beds and food Spare cleaning tools Christmas decorations 2 x Fans LED lights</p>	<p><u>Sources of Ignition:</u> Lights</p> <p><u>Fuel:</u> Contents (see left column) Exposed roof trusses and flooring</p> <p><u>Oxygen:</u> Roof vents</p>	<p>As above</p>	<p>The loft is locked and not accessible to guests. Lights are switched off unless owners are accessing the loft.</p>
<u>Detached Garage</u>			
<p>PV Solar Panels on roof Inverter and battery storage for PV system Table tennis table and equipment Wooden storage cupboard Garden tools and small quantity of fuel Barbecue, charcoal, matches in loft Garden furniture and beach equipment Storage of waste for collection via kerbside scheme DIY materials Fluorescent lights</p>	<p><u>Sources of Ignition:</u> <u>PV system batteries and inverter</u> Lights Matches</p> <p><u>Fuel:</u> Fuel for garden tools (Petrol & Oil) Combustible contents (see left column) Unprotected roof trusses and loft floor</p> <p><u>Oxygen:</u> Gaps round doors</p>	<p>Anyone using the garage</p>	<p>The garage is detached from the house and ignition is unlikely</p>