

**MANOR HOUSE
HARTHILL HALL
DERBYSHIRE**

FIRE RISK ASSESSMENT

Manor House
Harthill Hall
Derbyshire

Fire Risk Assessment.

1. People at Risk

- a. The Owners who undertake maintenance and up-keep. They will use flammable and combustible materials on rare occasions but these are not left on the premises whilst the property is occupied by guests.
- b. Paying guests, including children. Guests may have restricted mobility. Mobility limitations are discussed before reservation and opportunities for reasonable adjustment explored.

2. Fire Risk

- a. Combustibles / Flammables.
 - i. The fabric of the building is stone, negligible combustibility.
 - ii. The roof supports are timber.
 - iii. The stairways and hand rails are timber.
 - iv. Wooden shutters in 5 bedrooms and both reception rooms.
 - v. The downstairs bedroom window and kitchen doors have curtains believed to be flame retardant.
 - vi. The kitchen fittings are wooden antique with a stainless steel worktop.
 - vii. 1st reception room has an original wood partition leading through to the downstairs hallway with curtains believed to be fire retardant.
 - viii. The bedroom fittings are wooden antique
 - ix. Bedding is fire retardant.
 - x. The bathroom fittings are ceramic (toilet and wash-basin), GRP (bath), plastic (shower screen) toughened glass (shower screen)
 - xi. 1st floor landing and 3 bedrooms are wooden floorboards with 1 rug in the Love Heart Room .
 - xii. 1st floor walkway into Chelsie's bedroom/ensuite and the master bedroom are carpeted throughout.
 - xiii. All 1st floor bathrooms are either linoleum or carpet, the downstairs bathroom/shower room is stone.

- xiv. First floor furniture is timber.
- xv. Upholstery is fire retardant.
- xvi. LPG Gas supply inspected and checked..
- xvii. Aerosols are used when cleaning, for the duration of the cleaning only.
- xviii. Agents containing flammable solvents needed occasionally e.g. for maintenance.

b. Ignition sources.

- i. Electrical installation.
- ii. Portable electrical appliances in all rooms.
- iii. Oven, hob, portable cooking appliances i.e. microwave oven and toaster, plate warmer.
- iv. Open fire (lounge)
- v. Open fire(kitchen)

3. Control Measures.

- i. The electrical installation is understood to be to British Standard.
- ii. The cooker and related equipment are to a good standard and inspected/maintained at each change of occupancy.
- iii. Portable electrical appliances are checked annually for earth continuity, earth leakage and visual inspection.
- iv. Agents containing flammable solvents, e.g. for maintenance, are removed from the property after use..
- v. There is a smoke detector in the kitchen also on the 1st floor which are tested by the maintenance team on duty at each change of occupancy.
- vi. Fire extinguisher and fire blanket situated in the kitchen.
- vii. This risk assessment is scheduled for an annual review.
- viii. The Emergency Contact Number is: 07703 126635
- ix. Emergency lighting in the kitchen and 1st floor landing.

4. Statement of residual risk.

It is the owners' assessment that:

- All combustible and flammable materials have been identified.
- All ignitions sources have been identified.
- Satisfactory control measures are implemented and maintained.
- Whilst structural integrity would eventually be compromised in the event of a prolonged fire, control measures, escape routes and warnings are such that the risks to personal safety are minimal.
- For these reasons and subject to up-keep of the control measures, the residual risk is deemed to be acceptable.

Assessed by: L Miller

Date: 05/05/22

Review due:05/05/23

Electrical