

Fire Risk Assessment
 Connemara Farmhouse
 Date: 01 October 2011

Room	Hazard	Risk Level	Action Required
Lounge/Dining Room	Slimline electric heater. Modern design and in good order. No combustible materials close by.	Low	None
	Woodburning stove	High	None
	TV/DVD electrical fire. All appliances modern in good working order. All wiring modern and in good order.	Low	None
Kitchen	Cooking/hob fire. No flammable materials close by, fire blanket and extinguisher in kitchen. Electric oven and hob with isolator close at hand.	Moderate	None
	White goods electrical fire. All appliances modern and in good working order. All wiring modern and in good order.	Low	None
Corridor	No sources of ignition.	None	None
Bathroom	Wall mounted fan heater. In good working order with pull switch isolator. No combustible materials close by.	Low	None
Stairway	No sources of ignition.	None	None
	10 year Smoke detector fitted by fire brigade – tested monthly	None	Record testing
Master Bedroom	Slimline electric heater. Modern design and in good order. No combustible materials close by.	Low	None
	Hairdryer. Possible use in vicinity of combustible materials. Modern and in good working order.	Moderate	None
2 nd Bedroom	Wall mounted fan heater. In good working order with pull switch isolator. No combustible materials close by.	Low	None
3 rd Bedroom	Wall mounted fan heater, In good working order with pull switch isolator. No combustible materials close by	Low	None

Fire exits: Front door via porch into front garden is an excellent exit. Persons trapped upstairs have good escape windows and the opportunity to exit via the 3rd bedroom window onto a small flat roof as a last resort. No action is required here.

Persons at risk: All persons resident in the house who are likely to be unfamiliar with the property, in particular, the young, elderly, inform or disabled. People asleep are particularly at risk from fire – this property is fitted with several 10 year smoke alarms.

Combustible materials: All soft furnishings in the property conform to the latest fire safety standards and will resist ignition.