

# Auchgoyle Bay Cottage - fire safety risk assessment

## Who is at risk

The cottage is available as accommodation to sleep four people in two bedrooms (one double bedroom and one twin bedroom). There is a travelling cot available to accommodate a baby.

The most common length of stay is 2-3 nights and typically up to a week. Longer stays are available, but are much less frequent. Approx 7% of bookings have one guest staying on their own – most bookings comprise 2-3 adults or families.

Guests are a mix of nationalities with approx. 80% having English as their first language.

## Potential causes of fire

The main potential causes of fire are:

- The closed front stove in the living room, including the associated baskets for logs, kindling and matches
- The kitchen – toaster, oven and hob
- Appliances – principally the hair dryer
- Actions that guests might take – for example smoking, lighting candles etc

## Risk evaluation

- The biggest risk is how guests use the cottage, particularly the stove and actions they might take as part of their day to day activities in the cottage
- Fire might start in certain kitchen appliances, particularly the toaster, grill and oven
- There are no gas fired appliances in the house.
- The external door from the conservatory has a lock that needs a key to be present if it is locked.

## Mitigation measures

The following mitigation measures are in place to reduce risks:

- There are interlinked smoke, fire and carbon monoxide alarms installed according to statutory guidance
- Fuel for the stove is stored in baskets located in the living room, but away from the hearth around the stove
- Fire blanket is provided in the kitchen.
- The cottage is strictly no smoking
- Candles are not provided. Lighting is designed to include lamps and 'fairy lights' to enable guests to reflect different moods
- The chimney is swept on a regular basis

## Improvement actions

- Change the lock on the conservatory door to one that can be opened from inside without using a key
- Arrange to get the chimney swept