

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.

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 annually

Improvement actions

- Label the fire exits
- Install emergency lights for power cuts

Specific actions relating to the log stove

- The chimney is swept annually and records kept of that
- General instructions for the stove are included in the welcome pack
- Detailed instructions for the stove are placed on the log basket
- All fuel and kindling is provided and guests are advised to ask for more if needed
- Guests are instructed to keep the stove door closed at all times and to avoid using the stove if young children are present. Children should be supervised by an adult when the stove is lit.