

Address of property: Ranmore, Back Lane, Morton, Notts, NG25 0UU

Fire Risk Assessment completed by Janet Northover, business owner on 25 September 2023.

Description of property. Ranmore is a single storey bungalow built in the 1970s of brick and tile construction. It was extensively modernised about 20 years ago. It is located 2.7 miles from Southwell Fire Station and 4.5 miles from Newark Fire Station. The property has a single step access through the entrance door. The property sleeps 4 in two bedrooms, one twin and one double.

Commission and Placement of Appropriate Fire Extinguishers in Properties.

There is a fire blanket in the kitchen and two fire extinguishers – one in the hall and one in the kitchen.

Emergency Escape Lighting. Emergency escape lighting is provided in the hall and in the utility room, in the form of a plug in torch with lighting. Additional free standing torches are provided in the bedrooms.

Protected Escape Routes: There are three exit doors – one front and one rear in the utility room at the end of the property and one from the hallway, situated between the kitchen and the bedrooms. The doors to the bedrooms, kitchen and sitting room have 30 minute fire protection and are fitted with self closing hinges.

Linked Smoke Detectors: There is a heat detector in the kitchen and smoke detectors in each of the two bedrooms, the sitting room, the hall and the utility room. These are mains wired, interlinked and will be connected to an app on the owner's phone.

Hot Water and Heating Systems: Hot water and heating are provided by a gas boiler, this had a clean gas safety check on 4 2 2023 by Gas Safe Engineer Alex Hampson 653557

Thumb Turn Locks: Thumb turn locks are fitted on both doors in the utility room. The door in the hallway is scheduled for replacement in late 2023 / early 2024. Until that time a key is permanently in the keyhole. This door is not used for anything other than a fire escape, and guests are not provided with a key to enter the property through this door, so the key is not removed for entry and exit.

EICR (Fixed Wiring Check. The paperwork for this has been started by our local electrician, the work is scheduled for late September / early October.

Chimney Flue Sweeping: This is conducted regularly by a local chimney sweep. The next sweep will be in January 2024. Guests are provided with an easy lighting heatlog that simply requires a match to start it. They are also provided with a basket of kiln dried logs and a fireguard.

Regular Safety Checks: Fire equipment is checked at each change of occupancy. We rarely let for more than 7 days, if we do, a date for checking during longer stays will be agreed in advance with the guests. The fire equipment checks are recorded and the records held off site.

Candle Policy. Guests are provided with a policy banning the use of candles, melts or any other naked flame.