

Fire Risk Assessment for 10 Squire Lane, Bridlington, E Yorks, YO16 4AH

18/09/2026

SMALL PREMISES

Responsible person (e.g. employer) or person having control of the premises:	Steve Ralph		
Address of premises:	10 Squire Lane, Bridlington, E Yorks, YO16 4AH		
Number of floors:	2	Number of rooms:	4
Construction:	Brick and tile roof		
Date of fire risk assessment:	18/09/2026		
Date of previous fire risk assessment:	18/09/2025		
Suggested date for review:	18/09/2027		

Fire hazards and controls

Are fixed electrical installations inspected and tested every 5 years?

No – Action Plan: Arrange for inspection

Are electrical appliances periodically inspected and tested?

No – Action Plan: Arrange for PAT inspection

Is the use of trailing leads and adaptors avoided where possible?

Yes

Are gas appliances inspected and tested every 12 months?

Yes

Is smoking permitted on the premises?

No – Outside and away from the house only

Are suitable arrangements in place for those who wish to smoke?

Yes – Outside and away from the house

Are the premises adequately secured to prevent unauthorised access?

Yes

Are combustible materials, waste and refuse bins stored safely clear of the premises or in purpose-built compounds/rooms?

Yes

Are fixed heating systems subject to periodic maintenance?

Yes

Are portable heaters subject to periodic inspection and used safely?

N/A

Are there adequate fire precautions in the use of open fires and log burners? e.g. regular chimney sweeping

N/A

Are adequate measures taken to prevent fires from cooking equipment? e.g. prohibiting deep fat fryers

Yes

Are filters and ductwork subject to regular cleaning?

Yes

Is the standard of housekeeping adequate to avoid the accumulation of combustible materials and waste e.g. from tumble dryers?

Yes

Are combustible materials kept separate from ignition and heat sources?

Yes

Is it ensured that all contractors who undertake work on the premises are competent and qualified?

Yes

Are suitable measures in place to address the fire hazards associated with the use and storage of dangerous substances?

N/A

Are there any other significant fire hazards in the premises?

No

If the answer to the above question is yes, please list each hazard and any control measure to reduce the risk of fire, in the box below. If the answer to any question is no, include suitable action within the Action Plan.

N/A

Fire protection measures

Are all escape routes kept clear of obstructions to enable people to escape safely?

Yes

Are all fire exits easily and immediately openable?

Yes

Are distances to final exits considered reasonable?

Yes

Do the walls and structures protecting the stairway and escape routes provide an adequate level of fire resistance?

Yes

Is the fire resistance of doors to stairways and escape routes considered adequate?

No - Action Plan: To replace internal doors with 30minute fire doors

Where necessary, are doors fitted with suitable self-closing devices that close the doors effectively?

No - This is not a requirement for small dwellings

Are there adequate levels of artificial lighting provided in the escape routes?

Yes

Where necessary, has a reasonable standard of emergency escape lighting been provided?

Yes

Where necessary, is a reasonable standard of fire exit and fire safety signs provided?

Yes

**Are smoke and/or heat alarms/detectors provided and is the extent and coverage considered adequate?
Consider also CO alarms.**

Yes

Is there a reasonable provision of firefighting equipment (fire extinguishers, fire blankets)?

Yes

Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.

Notices in bedrooms and house manual with locations of front and back doors. Fire Extinguisher and fire blanket located in the kitchen
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Management of fire safety

Are procedures in the event of fire appropriate and documented?

Yes

Is the information on fire safety and the action to take in the event of a fire given to guests?

Yes

Are any staff members given regular instruction and training on the action to take in the event of a fire?

N/A

Are frequent checks carried out to ensure exit routes are kept clear and fire exits remain easily openable?

Yes

Are periodic checks carried out on fire doors to ensure they remain in good condition and close effectively?

Yes

Are domestic smoke and heat alarms tested at least monthly? Include CO alarms in testing.

Yes

Where fitted, are weekly testing and six-monthly servicing routines in place for the fire detection and alarm system?

Yes

In self-catering premises, are all smoke/heat alarms (or fire detection and alarm systems, where fitted) tested at every changeover?

Yes

Where fitted, are monthly and annual testing routines in place for the emergency escape lighting?

Yes

Where provided, are fire extinguishers subject to annual maintenance?

No – They are checked to ensure they are charged and in date

Are records of testing and maintenance maintained?

Yes

Record brief details of the above measures in the box below. If the answer to any question is no, include suitable action within the Action Plan.

Checklist is provided in welcome pack to log the checks