

FIRE RISK ASSESSMENT

The Duke's Lodge, Earsham Park Farm, Old Railway Road, Bungay, NR35 2AQ

Fire safety on this premises is based on good domestic fire protection. Fire extinguishers are also provided, together with a system of emergency lighting.

Means of escape from fire

In the event of a fire, or the activation of the fire alarm, guests must leave the property immediately.

Upstairs, there is one corridor that all rooms exit onto, with a stairway at either end. Guests should exit upstairs rooms and descend using the 2 stairways, leaving the house by one of the 6 exterior doors, all of which are easy to open from the inside.

All upstairs bedroom windows are fitted with fire hinges.

From any downstairs room, there is one corridor that runs the length of the house, with 4 doors to the outside leading directly off it, and 2 outside doors from the kitchen/diner.

Fire extinguishers

All fire extinguishers are maintained on an annual maintenance contract with a reputable company and provided with an annual certificate of viability.

- The kitchen has 2 fire blankets and 2 x 2kg dry powder extinguishers.
- Stairways/Lobby has 1x 6 litre foam, 1x9 litre water and 1x2kg CO2 extinguishers.

Emergency lighting

The bedrooms all have trickle charge emergency lights that come on in the event of a power cut. They can be removed from their holders to act as torches if required.

Fire Detection System

A system of linked heat and smoke detectors has been installed throughout the house.

- There are heat detectors installed in the 2 living rooms with wood burners - it is important that all wood burners have their doors closed when there is nobody in attendance. Fire guards are provided.
- There is a heat detector in The Hub (kitchen / diner).
- There are smoke detectors in each of the bedrooms.

All corridors and stairways must be kept free from clutter and unnecessary items.

Electrical appliances

All portable equipment in the property has been PAT tested.

Cooking

- There are instructions for use of the electric ovens.
- The gas hob has self-ignition.

- There are no facilities

for deep fat frying in the house.

Smoking

There is a strictly 'No smoking' policy inside the house. Smoking is permitted outdoors and small sand buckets are provided in the Sunken Garden terrace area for used cigarette butts.

Candles

There are no candles in the house and none are allowed to be used in the house. Candles may be used responsibly outdoors on the terraces or in the garden.

Furniture & furnishings

All furniture and furnishings comply with current domestic regulations.

Domestic Waste

The main bins downstairs are made of plastic with plastic liners. All other bins are made of a non-combustible materials.

*Prepared by Bobbie Watchorn (Manager)
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