



FIRE RISK ASSESSMENT

PREMISES PARTICULARS

Premises Name:	St Annes Beach Apartments
Premises Add:	119 - 125 South Promenade, FY8 1NP
Use of Premises:	Holiday Apartments
Owners:	Stuart and Zoe Robertson
Date of Risk Assessment:	27/03/2019

Name & relevant details of the person who carried out the Fire Risk Assessment:

Stuart Robertson (Company Health & Safety Officer)
Mobile: 07713211132
Email: beach.huts@hotmail.co.uk

GENERAL STATEMENT OF POLICY

It is the policy of St Annes Beach Hut Apartments to protect all persons including employees, customers, contractors and members of the public from potential injury and damage to their health whilst on the premises.

The Company will give a high level of commitment to health and safety and will comply with all statutory requirements.

The Health & Safety Officer will be responsible for monitoring the effectiveness of the fire risk assessment process and its implementation.

Occupancy

Total Number of Apartments	14
Maximum Number of Adults	44
Maximum Number of Children	30
Total Number of Cleaners	6

Building(s) Footprint

121 – 123 South Promenade	7,119	Sq Feet
119 South Promenade	3,520	Sq Feet



GENERAL DESCRIPTION OF PREMISES

The building comprises of three old terraces houses, brick built with a tiled roofs. (Built in 1900s)

The buildings have a fire certificate which was issued in July 2016

The premises have been assessed to be of low risk. In the event of fire there is little chance of anyone being placed at risk due to the fire safety measures in place.

The buildings have internal escapes which are protected by fire resisting walls, partitions and doors.

All building work has been undertaken in accordance with "BUILDING REGULATIONS FIRE SAFETY CONSULTATION REPORT" 28th January 2015

All components and systems installed in the building are designed, installed and commissioned in accordance with building regulations and associated approved documents that support compliance.

FIRE SAFETY SYSTEMS WITHIN THE PREMISES

Full fire alarm systems

Full emergency lighting systems

Emergency Lighting Design Conformity

IDENTIFY FIRE HAZARDS

Sources of Ignition:

There are no significant ignition sources within the Apartments. Smoking is not allowed in the building. Heating is via electric air conditioning units.

Gas supply located in laundry annex for providing fuel to hot water cylinders only.

Sources of Fuel:

Very little combustible material is found on the property. Waste paper and cardboard bins are emptied usually twice a week (once at least), and waste is stored outside away from the building



Structural features that could promote the spread of fire:

All services and compartments are adequately fire stopped as per Fire Safety Consultation.

FIRE SAFETY SIGNS & NOTICES

Escape Routes Clearly Displayed behind all Apartment front doors

Adequate fire safety signs and notices displayed to show all Exit routes and fire safety equipment are adequately signposted

FIRE WARNING SYSTEM

There is a manual electric fire warning system comprising of manual call points and automatic smoke detection. It will warn all persons on the premises to evacuate the building when actuated

EMERGENCY LIGHTING SYSTEM

There is adequate non-maintained lighting system within the premises



Apartment Layout

119 South Promenade
10 Seashore Suite
11 Sandbanks Apartment
12 Samphire Apartment
13 Hideaway Suite
14 Porthole Apartment
15 Bolthole Suite

121 – 123 South Promenade
Ground Floor
01 Shoreline Apartment
02 Seagrass Apartment
03 Pebbles Apartment
First Floor
04 Driftwood Apartment
05 Dunes Apartment
06 Hgh Tide Apartment
Second Floor (*3rd Fl mezzanine)
07 Sandpipers Apartment*
08 Sunrise Apartment
09 Sunset Apartment*



FIRE FIGHTING EQUIPMENT

There is sufficient number of the correct type of fire extinguishers located throughout the premises. They are adequate for the risks within the premises and have been serviced within the last year

MAINTENANCE & MANAGEMENT

There is a maintenance programme for the fire safety provisions in the premises. Records maintained by members of staff as well as the Company Health & Safety Officer

Regular checks of fire resisting doors, walls & partitions are carried out by members of staff as well as the Company Health & Safety Officer

Regular checks of escape routes & exit doors carried out by members of staff as well as the Company Health & Safety Officer

Regular checks of fire safety signs carried out by members of staff as well as the Company Health & Safety Officer

There a maintenance regime for the fire warning system. Weekly checks by members of staff as well as the Company Health & Safety Officer. Annual checks carried out by contractors and recorded.

There is a maintenance regime for the emergency lighting system. Regular checks of fire safety signs carried out by members of staff as well as the Company Health & Safety Officer

There is annual maintenance checks of the firefighting equipment found inside the apartments (Fire Blankets and Extinguishers)



METHOD FOR CALLING THE FIRE SERVICE

Emergency Number **999**

METHOD FOR CALLING OWNERS

Zoe (Owner) **07980808096**

Stuart (Owner) **07713211132**

EMERGENCY ACTION PLAN

ASSEMBLY POINT

FRONT CAR PARK

ACTION ON DISCOVERY OF FIRE

- SOUND THE ALARM USING THE NEAREST FIRE ALARM CALL POINT
- LEAVE THE BUILDING BY THE NEAREST FIRE EXIT
- DO NOT RE-ENTER THE BUILDING
- REPORT TO THE ASSEMBLY POINT
- CALL THE FIRE BRIGADE BY MOBILE PHONE (AFTER LEAVING THE BUILDING)
- LIAISE WITH THE FIRE BRIGADE ON THEIR ARRIVAL
- ONLY ATTEMPT TO TACKLE SMALL FIRES IF CONFIDENT TO DO SO
- DO NOT PUT YOURSELF AT RISK