

Assessment of:	Lodge Fire Risk Assessment		
Location:	Onsite	Date of assessment:	Mar 2026
Completed by:	Mary Reynolds	Expiry Date:	Mar 2028

Hazard <i>(something with potential to cause harm)</i>	Risk <i>(How could hazard cause harm and to whom)</i>	Control Measures <i>(What is required to reduce risk)</i>	In place <i>(Y/N)</i>	Action Required	Action Owner	Residual Risk <i>(low/medium/high)</i>
Combustible materials in High Risk Areas	To All: Fire – Burns, scolds, smoke inhalation, Death.	<ul style="list-style-type: none"> - No combustible materials to be stored in storage cupboard. - Area checked monthly to ensure clear of debris and combustible materials - Service of all electrical wiring in schedule with regulations. 	Y	Regular checks	All managers	LOW
Fire Exits not waymarked	To All: Not easily able to identify Escape Route to safety. Leading to burns, smoke inhalation and/or Death.	<ul style="list-style-type: none"> - Emergency Lights checked weekly - Monthly checks to ensure Battery is functioning on Smoke detector. - Fire Assembly Point clearly marked in grounds to waymark guests to safety. - EML lights provided on the external perimeter of the building to aid escape at night time. - Escape route marked clearly on the wall of lodge - Photoluminescent Way Markers in place above the door to clearly identify escape route even in darkness. 	Y	Regular checks	Mary Reynolds	LOW

		- Fire Drills carried out to ensure the Escape route way markers are working correctly				
Fire Exits obstructed or quick access malfunctioning	To All: Inability to escape easily. Leading to trips, falls and potentially smoke inhalation, burns and/or death.	- Fire exits to be kept clear with no obstructions - Twist lock door handle provides quick exit in the event of an emergency - Escape routes free from Slipping hazards - Doors open in the direction of travel	Y	Regular checks	All staff	LOW
Electrical Fires – e.g. faulty wiring, bedroom heaters, guests portable electrical equipment	To All: Fires leading to burns/ scolds/ smoke inhalation and/or death	- All Portable Equipment is PAT tested annually and recorded - Building wiring inspected in line with building regulations - No daisy-chaining extension cables. Max load should not exceed 13A - Distribution & provision of enough power sockets. - Only tools and electrical equipment that belong to Mount Cook should be used by Staff. Other equipment that is not PAT tested should be visually checked before use to ensure wiring and flex are in good condition.	Y	Regular checks	All managers	LOW

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Storage of Flammable Liquids	Accelerant for potential fires.	<ul style="list-style-type: none"> - Any flammable materials should be stored in nominated cupboards, preferably metal to reduce the risk of fires. - Flammable liquids should be stored in suitable containers with accurate labelling / description of contents. - Flammable materials are not to be left in public domain and staff should be vigilant when using such chemicals as White Spirit, paint thinner or some paints. 	Y	Monitor use of flammable liquids	All managers	LOW
Inadequate provision of fire-fighting equipment	Inability to fight a fire in order to escape the Building	<ul style="list-style-type: none"> - Fire Extinguishers checked weekly to ensure in good state and pressures in acceptable ranges. To be recorded in Fire Log Book. - Annual Checks of Fire Extinguishers and Fire Blankets to be carried out by professional body. Faulty equipment to be changed/refilled. To be recorded in Fire Log Book & on Papertrail. - Correct Extinguishers located in the correct places – i.e. Co2 canisters located in Electrical Fire High Risk Areas. 	Y	Regular checks	Mary Reynolds	LOW
Smoke Detector Failure	To All: unaware of potential danger – Could lead to Burns/ Scolds/ Smoke Inhalation and/or Death	<ul style="list-style-type: none"> - Smoke detectors checked weekly to ensure sounder is working correctly and can be heard by guests/staff. To be recorded in Fire Log Book & Papertrail. - Faulty / damaged detectors are identified and changed immediately. 	Y	Regular checks	Steve Maskrey/ Mary Reynolds	LOW

Inadequate Training for operators	Confusion for guests/ Contractors and staff – leading to Injuries, burns, smoke inhalation and/or Death	<ul style="list-style-type: none"> - All staff given fire training when inducted. - All overnight staff given full fire training to be able to deal with an emergency when lone working whilst on overnight duty. - Grab cards in staff room give clear roles and responsibilities to staff in case of fire. - Fire drills carried out throughout the year to ensure staff are aware of processes. - Fire Alarm system monitored Externally by Custodian to ensure there is a fall-back. - All groups of young/vulnerable people are given safety brief to ensure they understand the fire emergency evacuation procedure 	Y	Induction & training	Mary Reynolds/ George Frost-Gilbert	LOW
Inadequate records of faults with fire prevention equipment	To All: Near Misses could be missed leading to Accidents and potentially death	<ul style="list-style-type: none"> - All staff trained to record maintenance issues on log book. - Staff trained to notify management immediately if they discover faults with the fire alarm system. - All fire drills to be recorded in the logbook to help identify trends in evacuations. - All fire alarm activations to be recorded in the log book to help build up profile of reasons and locations of activations. - Maintenance contract in place to aid in rapid repair of faulty fire detection equipment. 	Y	Regular reporting Regular checks	All staff Mary Reynolds	LOW

Risk Assessment checked by CEO:

Name: Steve Turner

Date: 26/3/2026

