

Broad How Fire Risk Assessment

Fire assessment for: Broad How, Patterdale, Penrith, Cumbria

Date of this review: August 2024



















Carried out by: Ruth Wilson

Accommodation: A two-storey stone-built house with a split level ground floor, seven bedrooms and three living rooms. Sleeping accommodation is provided on the first floor and lower ground annex. The design of the property is such that the means of escape in case of fire is mainly provided by the entrance hall and stairs.

Use: Self-catering accommodation for up to sixteen visiting members of the public, also used as family holiday home for approximately six weeks a year.

External Fire Risk Assessment (FRA): An external FRA was carried out on 10th November 2023 by Callum William Graham GiFIREe/MIFSM. All issues arising have been considered and incorporated into the attached Fire Action Plan.

STEP ONE: Fire Hazards

Sources of ignition	Sources of fuel
 Electric range and other electric kitchen equipment	 Cooking oil
 Open fire	 Firelighters
 Tumble drier	 Furniture
 Candles	 Bedding
 Electric heater in airing cupboard	 Curtains
 Immersion heater	 Coal and wood for fire
 Calor gas stove for emergency use	 Paper recycling box and waste paper baskets
 Electric light bulbs	 Paper lampshades
	 Cleaning materials
	 Aerosols

STEP TWO: People at risk

Guests anywhere in the house, caretakers and cleaners, family members. These include people who are older, disabled people and young children.

STEP THREE: Evaluate, remove, reduce and protect from risk

<p>What is the risk?</p> <ul style="list-style-type: none"> • Owners' evaluation 	<p>Because the house is stone-built with very thick walls the risk of fire is small. Also there is no gas supply to the property, it is a non-smoking property and all the electrical appliances are regularly PAT tested by a qualified electrician.</p>
<p>What is the risk?</p> <ul style="list-style-type: none"> • External assessor's evaluation 	<ul style="list-style-type: none"> ✚ At the time of inspection (November 2023) the external assessor evaluated the likelihood of a fire occurring as Medium, the potential severity of harm as Extreme harm and the risk to life as Substantial. ✚ His FRA stated that urgent action should be taken to reduce the risk. The additional control measures that are recommended should be implemented as soon as possible.
<p>Who is at risk?</p>	<ul style="list-style-type: none"> ✚ People with mobility problems and older people would be at risk if there was a fire preventing them from using the stairs. ✚ There is no mobile phone coverage at Broad How from some networks, which means it is not always possible to telephone for help from upstairs in the house
<p>Action taken to remove and reduce the hazards that may cause a fire</p>	<ul style="list-style-type: none"> ✚ Broad How is now a no smoking property ✚ Candles are not provided except in the event of a power cut ✚ A spark-proof guard is provided for the open fire ✚ We do not provide a chip pan ✚ Fuel for the fire is kept outside the house ✚ A metal bucket for hot ashes is also kept outside ✚ Waste paper baskets have been replaced with metal bins ✚ The Calor gas stove for emergencies is kept in a locked stone-built outhouse ✚ None of the bedside lights have paper shades, these are only used for ceiling lights and all of these have low voltage bulbs ✚ Cleaning materials are stored in a stone-built outhouse ✚ All soft furnishings conform to current fire safety regulations
<p>Action taken to remove and reduce the risk to people from a fire</p>	<ul style="list-style-type: none"> ✚ There are three wired-in heat detectors; in the hall, at the top of the stairs and in the living room (where the open fire is) ✚ There are two fire extinguishers, one on the landing and one in the kitchen ✚ There is a fire blanket in the kitchen ✚ We have included a fire safety section in the 'Broad How: advice for visitors' book and a fire safety notice on the notice board in the entrance hall

	<ul style="list-style-type: none"><li data-bbox="531 197 1347 300">✚ We have written a fire safety development plan to try to gradually upgrade fire safety precautions in the house and keep it under regular review<li data-bbox="531 309 1331 376">✚ We have changed the front door lock so that people can get out without a key<li data-bbox="531 385 1362 452">✚ We have a fire safety hammer on the landing to break bedroom windows in the event of a fire<li data-bbox="531 461 1035 488">✚ The chimney is swept regularly
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Broad How: Fire Safety Development Plan 2024-7

Hazard	Persons at risk	Action needed	To be completed by (date)	To be organised by (person / people)
Lack of suitable fire action notices	Visitors	Building-specific fire notices to be drafted and displayed at Broad How	September 2024	Ruth Wilson and James Sowerby
Unprotected means of escape	Visitors and staff	Replace internal doors on ground floor to the FD30s standard. Doors should be self-closing with gaps at the meeting edges no greater than 4mm.	August 2027	Peter Wynne-Willson, Ruth Wilson and James Sowerby
Lack of key-free lock on Garden Room door	Visitors	Lock to be replaced on external door from Garden Room with a thumb turned lock so it can be opened from the inside without a key.	October 2024	James Sowerby
Lack of emergency lighting on stairs	Visitors	Emergency light (battery) to be ordered and fitted on stairs	October 2024	Peter Wynne Willson and James Sowerby
Use of candles for power cuts	Visitors	Artificial candles to be purchased and provided for use of visitors during power cuts.	September 2024	Peter Wynne Willson and James Sowerby
Fire detection system needs upgrade	Visitors	Order and install a Grade F1 LD1 battery operated system in each room	September 2024	Peter Wynne Willson and James Sowerby

Hazard	Persons at risk	Action needed	To be completed by (date)	To be organised by (person / people)
Firefighting equipment needs upgrade	Visitors	Order and install 1x multi-use dialectical fire extinguisher at ground floor level	September 2024	Peter Wynne Willson and James Sowerby
Testing and maintenance	Visitors	Design and implement a testing and maintenance system in accordance with the notes section of the external FRA.	September 2024	Ruth Wilson and James Sowerby

Date of review: 1st August 2025