

# Broad How Fire Risk Assessment

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

**Date of last review:** April 2022

**Carried out by:** Ruth Wilson and Pete Wynne Willson

**Accommodation:** A two-storey stone-built house with a split level ground floor, seven bedrooms and three living rooms

**Use:** Self-catering accommodation for up to sixteen people, also used as family holiday home for approximately six weeks a year.

## STEP ONE: Fire Hazards

| Sources of ignition  | Sources of fuel  |
|--|--|
| <ul style="list-style-type: none"> <li>✚ Electric range and other electric kitchen equipment</li> <li>✚ Open fire</li> <li>✚ Tumble drier</li> <li>✚ Candles</li> <li>✚ Electric heater in airing cupboard</li> <li>✚ Immersion heater</li> <li>✚ Calor gas stove for emergency use</li> <li>✚ Electric light bulbs</li> </ul> | <ul style="list-style-type: none"> <li>✚ Cooking oil</li> <li>✚ Firelighters</li> <li>✚ Furniture</li> <li>✚ Bedding</li> <li>✚ Curtains</li> <li>✚ Coal and wood for fire</li> <li>✚ Paper recycling box and waste paper baskets</li> <li>✚ Paper lampshades</li> <li>✚ Cleaning materials</li> <li>✚ Aerosols</li> </ul> |

## 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

|                   |  |
|-------------------|--|
| What is the risk? | 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. |
| Who is at risk?   | ✚ Although Broad How has rooms on three storeys, the split-level ground floor means that all except one of the bedrooms has windows not more than  |

|  |   |
|--|---|
|  | <p>approximately 5m (16 ft) from the ground.</p> <ul style="list-style-type: none"> <li>✚ People with mobility problems and older people would be at risk if there was a fire preventing them from using the stairs.</li> <li>✚ 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</li> </ul>  |
| <p>Action taken to remove and reduce the hazards that may cause a fire</p> | <ul style="list-style-type: none"> <li>✚ Broad How is now a no smoking property</li> <li>✚ Candles are not provided except in the event of a power cut</li> <li>✚ A spark-proof guard is provided for the open fire</li> <li>✚ We do not provide a chip pan</li> <li>✚ Fuel for the fire is kept outside the house</li> <li>✚ A metal bucket for hot ashes is also kept outside</li> <li>✚ Waste paper baskets have been replaced with metal bins</li> <li>✚ The Calor gas stove for emergencies is kept in a locked stone-built outhouse</li> <li>✚ None of the bedside lights have paper shades, these are only used for ceiling lights and all of these have low voltage bulbs</li> <li>✚ Cleaning materials are stored in a stone-built outhouse</li> <li>✚ All soft furnishings conform to current fire safety regulations</li> </ul>              |
| <p>Action taken to remove and reduce the risk to people from a fire</p>    | <ul style="list-style-type: none"> <li>✚ 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)</li> <li>✚ There are two fire extinguishers, one on the landing and one in the kitchen</li> <li>✚ There is a fire blanket in the kitchen</li> <li>✚ 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</li> <li>✚ 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> <li>✚ We have changed the front door lock so that people can get out without a key</li> <li>✚ We have a fire safety hammer on the landing to break bedroom windows in the event of a fire</li> </ul> |

## Broad How: Fire Safety Development Plan 2022-5

| IDENTIFIED RISKS   | MITIGATING ACTION   | WHO  | WHEN           | RESOURCES (£)     | REVIEW |
|--|---|------|----------------|-------------------|--------|
| Visitors do not have appropriate information and advice about fire precautions                 | <ul style="list-style-type: none"> <li> Warning notice on tumble drier</li> </ul>  | Ruth | May 2022       | Time              |        |
| Escape route bedroom 7 (Silver Bay) requires special consideration (higher above ground level) | <ul style="list-style-type: none"> <li> Research and purchase folding escape ladder</li> <li> Consider method of attachment</li> <li> Install</li> </ul> | Jane | By June 2022   | To be established |        |
| If power fails the house is very dark due to lack of light pollution                           | <ul style="list-style-type: none"> <li> Investigate feasibility of installing emergency lighting</li> </ul>  | All  | By end of 2022 | To be determined  |        |