

# Brownside - Fire Risk Assessment

Address of Property Assessed: Brownside, Henshaw, Bardon Mill, Hexham, NE47 7HF.

Person Undertaking the Assessment: Mr K Oliver & Mrs D A Oliver, Joint Owners.

Date of Assessment: 2 August 2016

## Step 1 – Identify Fire Hazards and Fire Risks

### 1.1 Sources of Ignition

#### a) Electrical – Wiring and Appliances

1. Periodic inspection of electrical installation (due every 5 years) next inspection due 15 August 2020.
2. All portable appliances are subject to an annual inspection next inspection due 2 August 2017.

#### b) Cooking – Electrical Equipment

1. Full instruction for the electric stove are located in a cupboard dedicated to instruction manuals within the cottage. The stove and extraction system are cleaned on a regular basis.

#### c) Laundry Equipment

1. Full instructions for the laundry equipment are located in a cupboard dedicated to instruction manuals within the cottage. Filters cleaned regularly.

#### d) Heating

1. Oil Fired Central Heating. The boiler is subject to an annual service and emissions test. Instructions are attached to the boiler housing. Thermostatically controlled radiators are wall mounted in each room.
2. Open fire (Lounge) protected by a full size fireguard and large hearth, kindling and solid fuel (coal) are provided and stored outside in purpose made store. Occupants are asked to burn only fuels provided. The flu and chimney is inspected weekly, the flu is cleaned annually. The chimney is fitted with cage to avoid obstruction from bird's nests, leaves, debris, etc. A metal ashbin is provided.

#### e) Furniture and Furnishings

1. The furniture and furnishings comply with safety requirements.

#### f) Domestic Waste

1. Household waste, recycle and ash bins are located to the side of the cottage, on private property with no public access.

g) Other Items

1. No flammable agents are stored in the cottage, with the exception of firelighters kept in the under sink cupboard of the kitchen.
2. Flammable items, paints etc are stored in other building only accessible to the owners and housekeeping.

**1.2 Activities that might cause a fire, including work processes/procedures etc**

- a) Risk from cooking - not more than normal.
- b) Risk of washer-dryer overheating through build-up of fluff. Visitors are instructed not to leave dryer on when leaving the cottage and to remove fluff regularly.
- c) Matches are provided for the coal fire, kept out of reach from children.
- d) Candles - Candles indoor are not provided and visitors are advised that, if brought in for special occasions, they should be nowhere near flammable material and not be left unattended. Citronella candles are provided outdoors, they are situated away from flammable materials.
- e) Smoking - Smoking is not permitted on the premises.

**Step 2 – Identify Persons at Risk**

- a) Visitor's to the cottage, including children and the elderly. The cottage is equipped for three visitors.
- b) Anybody performing domestic duties or access for tradesman for maintenance.

**Step 3 – Identify Persons at Risk**

**3.1 Situation of property and means of escape**

- a) Type of property:

Holiday Cottage, single store detached, block and stone construction, under a pitched slate roof.

- b) Number of exit doors and location.

Main access and exit points:

West facing door – inward opening to passageway, bedrooms and kitchen.

South facing – inward opening to entrance vestibule and lounge.

Secondary access and exit points:

South facing door – outward opening master bedroom glazed door, leading to side yard.

East facing - outward opening, kitchen leading to patio door.

East facing - outward opening, lounge glazed doors leading to patio.  
Ground floor window in second bedroom can be used as an escape route.

### **3.2 Fire and Carbon Monoxide detection.**

There are four alarms in the cottage. Carbon Monoxide and Smoke alarms located in the Lounge and Kitchen, Smoke alarms in the vestibule and passageway. Alarms are tested monthly.

### **3.3 Fire Fighting Equipment**

There is a fire blanket and a 2kg dry powder fire extinguisher in the kitchen, located next to central heating boiler door. Torches are provided in case of emergency.

### **3.4 Evacuation Procedure**

An escape plan is provided in the documentation in the cottage.

**Signature:**

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke at the end.

**Next assessment/review due: August 2017**