

FIRE RISK ASSESSMENT



Assessment Findings

Bluebell

Hollow Yard Barn
Goose Lane
Thimbleby
Horncastle,
LN9 5RD

Assessment Conducted by: Graham Nicholson (IFSM)

Assessment Date: Monday, June 9th, 2025



UK-Fire Risk Assessments Ltd, Young Oak, Water Lane, Oxtou NG25 0SH
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PART 1. INTRODUCTION

About this Fire Risk Assessment Report

This Fire Risk Assessment Report will identify the risk to life from fire, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation.

SCOPE AND PURPOSE OF THE FIRE RISK ASSESSMENT REPORT

Scope

The Regulatory Reform (Fire Safety) Order 2005 (Revised 2022/2023) replaces the 40 year old fire certification scheme. It is now the duty of the responsible person for the premises to ensure the occupants are safe from the effects of fire as far as practicable. This does not imply a lesser responsibility for the safety of the occupant of the premises; it is almost certain that for premises which required a fire certificate prior to January 2006, similar measures will be required under the Regulatory Reform (Fire Safety) Order 2005.

The Regulatory Reform (Fire Safety) Order 2005 applies to all non-domestic premises, including any voluntary sector and self-employed people with premises separate from their homes. For domestic premises this assessment had been undertaken in accordance with The Housing Act 2004 and relevant building regulations.

Purpose

A fire risk assessment is an organised and methodical look at your premises. The fire risk assessment procedure identifies the activities carried out at the premises and assesses the likelihood of a fire starting. The aim of a fire risk assessment is to:

- Identify the hazards
- Reduce the risk of those hazards causing harm to as low as reasonably practicable.
- Decide what physical fire precautions and management policies are necessary to ensure the safety of people in your premises if a fire does start.

Limitations of the Fire Risk Assessment

The Regulatory Reform (Fire Safety) Order 2005 (Revised 2022/2023) places a burden of responsibility firmly on the head of a responsible person with regard to the fire safety of the occupants of the premises to which they have been assigned. The responsible person is required to coordinate all fire safety related issues including the carrying out of a fire risk assessment and production of associated documentation. The responsible person may nominate a competent person to assist in the implementation of any measures deemed necessary to ensure the fire safety of the occupants of the premises.

There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants.

UK-Fire Risk Assessments are not the responsible person and are unable to determine, on behalf of the organisation, the steps it should or must take to comply with its duties under the Regulatory Reform (Fire Safety) Order 2005. The fire risk assessment will cover all of the areas within the property. We will also comment upon the areas surrounding the building.

This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.

No opening up of any part of the structure was carried out nor was any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only.

It is a statutory requirement for the Responsible Person to ensure that this risk assessment is reviewed regularly so as to keep it up to date. This will identify what you need to do to prevent fire and keep people safe, particularly if:

- a. There is reason to suspect it is no longer valid or
- b. There has been a significant change in the matters to which this assessment relates including when the premises, special, technical and organisational measures, or organisation of the work undergo significant changes, extensions or conversions.
- c. Following a near miss (after a fire or where evidence suggests that a fire could have occurred).

It is recommended that the fire precautionary arrangements contained within this assessment are checked annually and that all fire related equipment and fittings are regularly maintained and serviced in accordance with manufacturers and British Standard recommendations.

The next review should be conducted in June 2026

In any event it is recommended that a full review should be carried out by a competent person Annually

Section 1. Executive Summary

This Executive Summary highlights the major concerns of the assessor and number of problems that have been identified by this fire risk assessment. It is NOT the complete list of deficiencies or hazards discovered. However, the full details of all items that need to be addressed to comply with fire safety legislation are contained within the relevant sections of this report. A risk rating has been awarded, based on the risks identified within the building and the likely harm to occupants.

Priorities

Priority 1 matters are serious breaches of the Regulations that require immediate attention. During this assessment 4 Priority 1 matters were identified.

Priority 2 matters are breaches of the Regulations that should be completed as soon as possible. During this assessment 5 Priority 2 matters were identified.

RISK RATING

Likelihood of Fire

LOW

Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Potential Consequences of Fire

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this risk assessment, it is considered that the consequences for life safety in the event of fire would cause:

SLIGHT HARM

Outbreak of fire unlikely to result in serious injury or death of any occupant.

Accordingly it is considered that the risk of fire in relation to this building at this time is:

TRIVIAL

No action is required, and no detailed records need be kept.

The satisfactory completion of all items contained in this report will ensure:

- An acceptable level of safety for all relevant persons from fire.
- The building(s) comply with current fire safety legislation.
- Suitable fire safety management procedures are in place.

Section 2. The Responsible Person

The management of fire safety rests with the 'Responsible Person' as defined by the Regulatory Reform (Fire Safety) Order 2005 (including the 2022/23 amendments), which states that the 'Responsible' Person must make and give effect to such arrangements as are appropriate, having regard to the size of their undertaking and the nature of its activities, for the effective planning, organisation, control, monitoring and review of the preventative and protective measures, in order to ensure the premises and relevant persons are safe from fire.

1.2.1. The 'Responsible Person' for this premise is	Dyson Farming
1.2.2. The Responsible Persons Role for this premise is	Person who has control
1.2.3. Building Fire Safety Manager is	The Responsible Person Above

Section 3. Description of Building and Facilities

1.3.1. The main use of the building is	Holiday Let/Air BnB
1.3.2. The building is	Detached
1.3.3. The client occupies	Whole of the premise
1.3.4. The estimated size of area the client occupies is	2000-5000 square feet
1.3.5. The building is	Single Occupancy
1.3.6. The number of floors above and including the access level is	1
1.3.7. Number of basement/lower floors	0

1.3.8. The type of construction of the building is	Traditional
1.3.9. External walls are constructed of	Brick, Stone
1.3.10. Is cladding provided on the building?	No
1.3.11. Internal walls are constructed of	Brick, Stone, Studding
1.3.12. The floors are constructed of	Concrete
1.3.13. The roof is constructed of	Pitched Tile
1.3.14. Number of protected staircases	0
1.3.15. Number of external staircases	0
1.3.16. Number of passenger lifts	0
1.3.17. Number of fireman/evacuation lifts installed	0
1.3.18. Number of Emergency exits including the main entrance	3
1.3.19. Is a smoke and heat ventilation system provided?	No
Locations of vents.	0
1.3.20. Is a smoke control pressurisation system provided?	No
Location of smoke control pressurisation system	0
1.3.21. The building has the following services	Electricity, LPG
1.3.22. Type of boiler the building has	LPG
1.3.23. Heating of the building is provided by	Hot Water, under floor hot water
1.3.24. The following items are potential sources of ignition in the building:	Electrical Installation, LPG Gas Installation, Electrical Kitchen Appliances, TVs, Gas Boilers, Malicious (Arson)
1.3.25. The following combustible fuels were found to be in the building:	Wooden Furniture, Upholstered Furniture, Stationery, Packaging, Plastic Materials, Waste Paper Bins, Papers/Books, Floor Coverings, Soft Furnishing, Compressed Gases
1.3.26. Additional sources of Oxygen that pose a fire risk at the following locations:	0

Section 4. Persons at Risk

1.4.1. The total number of employees who will be in the building at any one time will be	1
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1.4.2. The total number of public/visitors/contractors/residents that may be in the building at any one time will be	5 assuming fully occupied
1.4.3. The total number of Persons employed under the age of 18 is	0
1.4.4. Persons identified from this risk assessment within the building or in the vicinity of the building at risk	Contractors, Visitors, Sleeping Occupants, Guests

Section 5. History of Fire Incidents / Fire Authority Visits

1.5.1. Is there a history of fire related incidents in the building?	No
Incidents including Date / Cause of Fire / Fire service attended.	0
1.5.2. Have the local Fire Authority visited within the last 12 months?	No
Visits including date of visit and reason for visit	0

Section 6. Sub Buildings

This Section has been excluded as it is not relevant to this Fire Risk Assessment

PART 2. PRIORITIES ACTION PLAN

This section provides details of all fire safety arrangements that are required to satisfy current fire safety legislation. The arrangements that were found to not comply with the legislation are summarised below with a priority status. Where a contravention is found the actions to be taken to satisfy legislation are detailed within the relevant part of this report. Items flagged as a Major Concern are situations identified by the assessor that warrant serious urgent attention by the Responsible Person (also identified herein).

This Fire Risk Action Plan provides management with the facility to plan and allocate the recommendations made in this assessment. It also provides inspecting officers from enforcing authorities with information on the current progress of compliance to fire safety legislation.

THE POINTS LISTED BELOW ARE ONLY A SUMMARY

PLEASE GO TO THE RELEVANT SECTION TO GET A FULL EXPLANATION

When each action has been completed and signed off, please tick the relevant box here.			
Major	Requirement	Priority	Completed
	Procedures for Serious and Imminent Danger		
	Safe Assembly/Muster Points have NOT been satisfactorily established.	2	<input checked="" type="checkbox"/>

Smoking Activities			
	It is recommended management ensure that no smoking signage be displayed prominently within the building.	2	<input checked="" type="checkbox"/>
Highly Flammable Gases			
	LPG appliances are NOT subject to a suitable system of routine maintenance.	2	<input checked="" type="checkbox"/>
Fire Extinguishers			
	The measures in relation to the means for fighting fires for the work processes and type of occupancy of the premises are unsatisfactory.	2	<input checked="" type="checkbox"/>
Fire Alarm, Detection and Warning			
	The level and type of automatic detection and warning was found to be unsatisfactory for the size and use of the premises.	1	<input checked="" type="checkbox"/>
Emergency Routes and Exits			
	An inner room situation is a room where there is escape in only one direction through an access room which places the occupants at risk in the event of a fire.	1	<input checked="" type="checkbox"/>
Fire Safety Signs and Notices			
	The emergency EXITS are not all indicated with appropriate signs in accordance with the Health and Safety (Safety Signs and Signals) Regulations 1996.	1	<input checked="" type="checkbox"/>
	Fire Action Notices detailing the specific actions to be taken in the event of an emergency are not provided or clearly displayed in all appropriate positions.	2	<input checked="" type="checkbox"/>
Emergency Lighting			
	To enable persons to see their way out of the premises in an emergency, emergency lighting conforming to British Standard 5266 should be installed within the premises.	1	<input checked="" type="checkbox"/>

PART 3. MANAGEMENT OF FIRE SAFETY

Section 1. Management of Fire Safety

This section details any deficiencies in the effective planning, organisation, control and monitoring of the preventative and protective measures that are required to ensure the premises and relevant persons are safe from fire

3.1.1. Has a Fire Safety Policy been produced and is it being reviewed regularly?	N/A
3.1.2. Is there an emergency plan in place and is it	Fire Action Notices are sufficient

reviewed on a regular basis?	
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Additional Comments

A simultaneous evacuation plan is in place. It is recommended that the "What3words" location of the property is indicated on the Fire Action Notice or in a guest information pack at the property due to the remote location <https://w3w.co/chap.sizing.during>

Section 2. Procedures for Serious and Imminent Danger

The Regulatory Reform (Fire Safety) Order 2005, specifies in Part 2- Article 15 the 'Responsible Person' requires to, where necessary to establish and give effect to appropriate safety drills in the event of serious and imminent danger to relevant persons and to nominate sufficient numbers of competent persons to implement those procedures.

3.2.1. Are fire evacuation drills conducted on a regular basis?	N/A
3.2.2. Are sufficient persons nominated to ensure a safe evacuation of the building?	N/A
3.2.3. Are there personal evacuation procedures in place for the safe evacuation of persons with a Physical or Sensory Disability?	N/A
3.2.4. Are Safe Assembly/Muster Points established and signed accordingly?	No

Safe Assembly/Muster Points have NOT been satisfactorily established. It is recommended that Assembly Points are established in safe locations away from the building and suitably indicated by appropriate signage.

This is a 'PRIORITY TWO' problem that requires attention over the course of the next 3-6 months

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When this action has been completed and signed off, please tick the relevant box in the action plan.

3.2.5. Are there procedures in place for the safe isolation of machinery during evacuation?	N/A
3.2.6. Are suitable arrangements in place for summoning the emergency services?	Yes

Additional Comments

Fire Action Notices are sufficient

3.2.7. Are regular fire safety checks being carried out in the premise?	N/A
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Additional Comments

The building is part newly refurbished and not yet occupied

3.2.8. Is there appropriate liaison with the local fire authority regarding solar panels fitted to the building?	N/A
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Section 3. Information and Training of Employees

The Regulatory Reform (Fire Safety) Order Part 2 Articles 19-22 require the 'Responsible Person' to provide adequate safety information to employees and employers of outside undertakings. And provide employees with information and adequate safety training.

3.3.1. Are all staff are provided with basic fire safety awareness training on an annual basis by a competent person or online course?	N/A
3.3.2. Are all staff are given adequate fire safety instruction and training on induction of employment?	N/A
3.3.3. Are employees where required given training on hazardous work processes?	N/A
3.3.4. Are suitable arrangements in place to provide visitors/contractors from outside undertakings with sufficient fire safety information?	N/A

Additional Comments

Fire Action Notices are sufficient

3.3.5. Are Fire Wardens/Marshalls (if applicable) established and trained on a regular basis?	N/A
3.3.6. Are there sufficient Fire Wardens/Marshalls provided for the use and size of the premise?	N/A
Suitable number of Fire Wardens / Marshalls for the size of premises.	0

Section 4. Maintenance/Serviceing of Equipment and Devices

The Regulatory Reform (Fire Safety) Order 2005 Part 2 Article 17 requires the 'Responsible Person' to ensure that the premises and any facilities, equipment and devices provided to safeguard the safety of relevant persons are subject to a suitable system of routine maintenance and are maintained in an efficient state, in working order and in good repair.

3.4.1. Are there annual testing/serviceing routines for the Emergency Lighting System and recorded?	N/A
3.4.2. Is there periodic serviceing of the Fire Alarm and Detection System and recorded?	Yes

Additional Comments

The building is newly refurbished and not yet occupied

3.4.3. Are Fire Extinguishers provided with annual serviceing?	N/A
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3.4.4. If provided, is there six-monthly inspections and annual testing of rising mains?	N/A
3.4.5. Is there appropriate inspection and servicing of the lifts provided within the premise?	N/A

Section 5. Records

3.5.1. Are records provided of all maintenance and testing carried out on the fire related equipment?	N/A
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Additional Comments

The building is newly refurbished and not yet occupied

Areas where maintenance, testing and record keeping is needed	Required when the building is occupied
3.5.2. Are there appropriate records of all fire safety training?	N/A
3.5.3. Are records being maintained of Fire Evacuation Drills?	N/A

PART 4. FIRE HAZARDS

The Regulatory Reform (Fire Safety) Order 2005, Part 1 Article 4 (1) requires the responsible person to make general fire precautions to reduce the risk of fire and the risk of fire spread on the premises. There are 3 elements required for a fire to occur Oxygen, fuel and a source of ignition. This section highlights probable ignition sources and available fuels discovered during the assessment.

Section 1. Electrical

4.1.1. Is the main electrical installation maintained and inspected?	Yes
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Additional Comments

Dated 12/7/24

4.1.2. Is all portable electrical equipment subject to a system of routine testing?	N/A
Additional Comments	
Appliances are new	
4.1.3. Is there suitable limitation of connected extension cables, trailing leads and adapters?	Yes
4.1.4. Are electrical light fittings clear from combustible materials?	Yes
4.1.5. Are combustible materials kept at a safe distance from electrical heaters and appliances?	Yes
4.1.6. Do electrical sockets (from a visible inspection) appear to be in good condition?	Yes

Section 2. Commercial Kitchens/Cooking

This Section has been excluded as it is not relevant to this Fire Risk Assessment

Section 3. Hot Work Processes

This Section has been excluded as it is not relevant to this Fire Risk Assessment

Section 4. Naked Flame Processes

4.4.1. Are there any naked flame processes on site?	No
Naked flame processes	0
4.4.2. Are satisfactory arrangements in place for any naked flame processes?	N/A

Section 5. Mechanical Machinery

This Section has been excluded as it is not relevant to this Fire Risk Assessment

Section 6. Housekeeping

4.6.1. Is housekeeping well managed?	Yes
4.6.2. Are high risk areas free from combustible materials?	Yes

Section 7. Waste Management

4.7.1. Is there a satisfactory system of waste management?	Yes
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Section 8. Arson

4.8.1. Are suitable arrangements in place to minimise the risk of arson?	Yes
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Section 9. Smoking Activities

4.9.1. Is smoking prohibited in the building?	Yes
4.9.2. Is 'No Smoking' signage displayed within the building?	No

It is recommended management ensure that no smoking signage be displayed prominently within the building. In large premises we would advise that no smoking signage is displayed adjacent to all access points.

This is a 'PRIORITY TWO' problem that requires attention over the course of the next 3-6 months

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When this action has been completed and signed off, please tick the relevant box in the action plan.

4.9.3. Is there evidence of illicit smoking?	No
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Section 10. Furniture & Furnishings

4.10.1. Are furniture coverings in a good state of repair without visible signs of damage?	Yes
4.10.2. Are curtains and drapes in circulation areas in compliance with the current Furniture and Furnishings (Fire Safety) Regulations?	Yes

PART 5. DANGEROUS SUBSTANCES

The Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to safeguard the safety of relevant persons arising from an incident relating to dangerous substances in or on the premises. The items detailed below provide assistance in meeting these requirements.

Section 1. Highly Flammable Liquids

This Section has been excluded as it is not relevant to this Fire Risk Assessment

Section 2. Gas and Oil Installations and Appliances

This Section has been excluded as it is not relevant to this Fire Risk Assessment

Section 3. Highly Flammable Gases

5.3.1. Are highly flammable gases used or stored on site?	Yes
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Additional Comments

LPG for heating

Flammable gases used or stored on-site	Propane
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5.3.2. Are highly flammable gases stored in accordance within the current association Code of Practice 7?	Yes
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5.3.3. Are on site LPG Appliances subject to a system of routine maintenance?	No
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LPG appliances are NOT subject to a suitable system of routine maintenance. It is recommended that all LPG appliances are made subject to a suitable system of routine maintenance by a competent person. Documentary evidence is to be held on site and made available for examination by inspecting officers of an enforcing Authority.

Additional Comments

No documents have been seen

This is a 'PRIORITY TWO' problem that requires attention over the course of the next 3-6 months

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When this action has been completed and signed off, please tick the relevant box in the action plan.

Section 4. Combustible Dusts

This Section has been excluded as it is not relevant to this Fire Risk Assessment

PART 6. FIRE FIGHTING EQUIPMENT

The Regulatory Reform (Fire Safety) Order 2005, Part 2 Article 13 requires that appropriate fire-fighting equipment is provided, is easily accessible, simple to use and indicated by appropriate signs.

Section 1. Fire Extinguishers

6.1.1. Are the correct type and numbers of fire extinguisher/fire blankets provided to deal with the most likely sources of ignition, including equipment that deals with multi fuel fires (that may involve electrical equipment)?	No
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The measures in relation to the means for fighting fires for the work processes and type of occupancy of the premises are unsatisfactory. It is recommended that portable fire extinguishers or fire blankets conforming to British Standard EN3 are provided and sited in the following locations: Which type are stated-



Additional Comments
 A Fire Blanket is required in the kitchen

This is a 'PRIORITY TWO' problem that requires attention over the course of the next 3-6 months

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When this action has been completed and signed off, please tick the relevant box in the action plan.

6.1.2. Are all fire extinguishers/fire blankets fixed to the wall or on appropriate extinguishers stands?	N/A
6.1.3. Are fire extinguishers/fire blankets accessible and free from obstruction?	N/A
6.1.4. Is all fire fighting equipment provided with appropriate identification signage?	N/A
6.1.5. Are there any other other comments regarding fire extinguishers?	No

Section 2. Fire Suppression Systems

This Section has been excluded as it is not relevant to this Fire Risk Assessment

Section 3. Sprinkler System

This Section has been excluded as it is not relevant to this Fire Risk Assessment

PART 7. GENERAL FIRE PRECAUTIONS

The Regulatory Reform (Fire Safety) Order 2005, Part 2 Article 13 requires that the premises are equipped with appropriate fire detectors and alarms in order to safeguard the safety of relevant persons within the premises.

Section 1. Fire Alarm, Detection and Warning

7.1.1. Is there a fire warning system to alert all occupants of the building?	Yes
7.1.2. The fire warning systems in place at the time of the inspection are	Automatic Fire Alarm System
7.1.3. Is the level and type of detection satisfactory in all parts of the building?	No

The level and type of automatic detection and warning was found to be unsatisfactory for the size and use of the premises. It is recommended that additional detectors of similar type already installed should be provided at the following locations and interlinked to the existing fire alarm system or current detector heads are replaced for a more appropriate type of detector for the risk.



Additional Comments

There is interconnected Grade D detection installed in some rooms in the property. Interconnected detection is also recommended to be installed in the bedrooms, Utility, and the room where the gas boiler is located. A Carbon Monoxide detector should be installed close to the gas boiler

This is a 'PRIORITY ONE' problem that requires immediate corrective action

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7.1.4. Are automatic hold open devices (including battery operated devices) where fitted functioning	N/A
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correctly?	
7.1.5. Is the level of audibility satisfactory throughout the premises?	Yes
7.1.6. Are strobe lights required but not installed?	N/A
7.1.7. If amplified music is played through a sound system within the premise i.e. Licensed Premise, Nightclub is there a device installed to mute the music when the fire alarm actuates?	N/A
7.1.8. If electromagnetic locking devices are fitted to doors, are they connected to the fire alarm system, and/or provided with an emergency manual override button or suitable disconnection unit (green break glass box) and release on a power outage to the premise?	N/A
7.1.9. Are fire alarm call points easily accessible?	N/A
7.1.10. Are additional fire alarm call points required?	N/A
7.1.11. Is the fire alarm panel free of audible and visual faults warning indicators?	N/A
7.1.12. Are zonal plans of the fire alarm system provided adjacent to the fire panel or is the fire panel fitted with a zonal display.	N/A
7.1.13. Are there any other comments regarding the fire alarm and detection system?	No

Section 2. Emergency Routes and Exits

The Regulatory Reform (Fire Safety) Order 2005, Part 2 Article 14 requires that suitable and adequate emergency routes and exits are provided, kept clear, maintained, indicated by signs and provided with adequate emergency lighting to ensure relevant persons can evacuate the premises as quickly and safely as possible.

7.2.1. Do all emergency routes and exits leads to a place of safety?	Yes
7.2.2. Are travel distances within the prescribed distances for high, normal and low risk areas?	Yes
7.2.3. Is the building free of any inner room situations that require recommendations?	No
<p>An inner room situation is a room where there is escape in only one direction through an access room which places the occupants at risk in the event of a fire. The following recommendations are made to rectify the situation: Provide automatic smoke detection within the access room to alert occupants of a fire in the inner room or Provide a suitable vision panel not less than 0.1m² or The walls enclosing the inner room to be stopped 500mm below ceiling level. During the assessment it was noted that an inner room situation exists in the following area(s):</p>	



Additional Comments

There is bedroom that has a door leading directly into the kitchen. It is acceptable to use ground floor windows as a means of escape on holiday let accommodation, but can only be considered acceptable if they are easily accessed and provide a clear opening of sufficient size to allow able-bodied persons to escape in the event of a fire in the access room. The window size should be as follows: Minimum Opening Size: The openable area of the window must be at least 0.33 square meters (0.33m²). Minimum Dimensions: At least one dimension (height or width) of the openable area must be 450mm (450mm). If one dimension is 450mm, the other must be at least 734mm to achieve the required 0.33m². Height from Floor: The bottom of the opening should be no more than 1100mm from the floor. The current bedroom window measures approx 1000mm off the floor, approx 450mm wide per side, 850mm height so should be suitable. Windows should not be lockable and have suitable signage. Mobility impaired people should not be accommodated in rooms where the means of escape is reliant on escape windows. Alternatively the window could be converted into an exit door.

This is a 'PRIORITY ONE' problem that requires immediate corrective action

<i>DATE</i>	<i>PRINT NAME</i>	<i>SIGN</i>
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When this action has been completed and signed off, please tick the relevant box in the action plan.

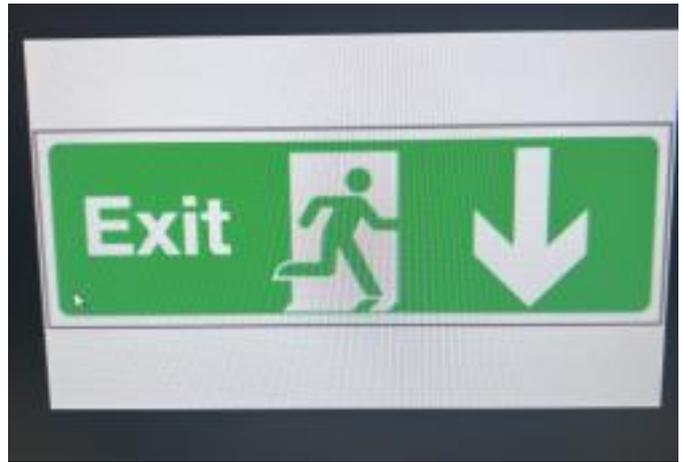
7.2.4. Is the building free of any dead end situations that require recommendations?	Yes
7.2.5. Are there sufficient emergency exits from the building?	Yes
7.2.6. Are emergency exit doors available at all material times?	Yes
7.2.7. Do emergency exit doors open in the direction of escape?	No - but Acceptable
7.2.8. Is the building free of revolving or sliding emergency exit doors?	Yes
7.2.9. Are all emergency exit doors in a good state of repair?	Yes
7.2.10. Are all steps/areas around the emergency exits in a good state of repair?	Yes
7.2.11. Do all emergency exits have approved emergency fastenings?	Yes
7.2.12. Is the building provided with suitable arrangements for the safe evacuation of persons with physical or sensory disabilities?	N/A
7.2.13. Are there any other deficiencies regarding emergency escape routes and exits?	N/A

Section 3. Emergency Escape Routes and Obstructions

7.3.1. Are all internal emergency routes and exits free from obstruction?	Yes
7.3.2. Are all external emergency routes and exits free from obstruction?	Yes
7.3.3. Is there reasonable limitation of combustible wall/ceiling coverings i.e. displays that may promote fire spread within the escape routes?	Yes

Section 4. Fire Safety Signs and Notices

7.4.1. Are emergency routes and exits adequately indicated by directional signs?	N/A
7.4.2. Are emergency exit doors adequately indicated with appropriate signs?	No
The emergency EXITS are not all indicated with appropriate signs in accordance with the Health and Safety (Safety Signs and Signals) Regulations 1996. Emergency exit signs conforming to the Health and Safety (Safety Signs and Signals) Regulations 1996 are to be provided on or above the emergency exit doors listed below:	



This is a 'PRIORITY ONE' problem that requires immediate corrective action

DATE	PRINT NAME	SIGN
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When this action has been completed and signed off, please tick the relevant box in the action plan.

7.4.3. Are emergency exit doors adequately indicated on the external side with Fire Exit Keep Clear signs?	N/A
7.4.4. Are all fire doors clearly indicated with appropriate signs?	Yes
7.4.5. Are Fire Action Notices clearly displayed at appropriate positions?	No
Fire Action Notices detailing the specific actions to be taken in the event of an emergency are not provided or clearly displayed in all appropriate positions. It is recommended Fire Action Notices be provided adjacent to all manual fire alarm call points and final exit doors/points of access. Fire Action Notices should be provided at the following locations:	

Additional Comments

Main entrance

This is a 'PRIORITY TWO' problem that requires attention over the course of the next 3-6 months

DATE	PRINT NAME	SIGN
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When this action has been completed and signed off, please tick the relevant box in the action plan.

7.4.6. Are Lift Fire Action Notices clearly displayed adjacent the lift(s) at each floor level?	N/A
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7.4.7. Are all emergency exit operating mechanisms clearly indicated with appropriate signs?	N/A
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Section 5. Emergency Lighting

7.5.1. Is emergency lighting provided in the building?	No
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To enable persons to see their way out of the premises in an emergency, emergency lighting conforming to British Standard 5266 should be installed within the premises. The lighting units must be capable of maintaining the required level of illumination for a recommended period of at least 3 hours. It is recommended a full survey of the emergency lighting requirements is carried out by a competent electrical engineer.



Additional Comments
 Plug in rechargeable torches are recommended to be located around the property

This is a 'PRIORITY ONE' problem that requires immediate corrective action

18/7/25E	PRINT NAME Megan Boulter	SIGN
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When this action has been completed and signed off, please tick the relevant box in the action plan.

7.5.2. Is an adequate standard of emergency lighting provided?	N/A
7.5.3. Where required is sufficient external emergency lighting provided?	N/A
7.5.4. Do the emergency lighting units appear in full working order and free of any obvious defects?	N/A

PART 8. CONTAINMENT AND FIRE SEPARATION

The Regulatory Reform (Fire Safety) Order 2005 specifies in Part I Article 4 – (1a) which requires the Responsible Person to take measures to reduce the spread of fire. Structural arrangements that contain a fire also assists in the maintenance of escape routes and the safe evacuation of 'Relevant Persons' from fire.

Section 1. Fire Doors

8.1.1. Do all doors that form part of the emergency routes and high risk areas conform to the required standard of resistance?	Yes
Additional Comments	
Although the doors are not fire rated doors, the doors are solid wood and should hold back a fire long enough to allow residents to escape.	
8.1.2. Are self-closing devices in a satisfactory state of repair?	N/A
8.1.3. Are additional self-closing devices required to be provided?	No
8.1.4. Are intumescent strips/cold smoke seals provided to all fire resisting doors?	N/A
8.1.5. Are all fire resisting doors fitted with the correct number and type of door hinges?	N/A
8.1.6. Are all fire resisting doors able to close freely in to the rebate?	Yes
8.1.7. Are fire doors of the correct fire resistance, undamaged and have gaps 4mm or less to the tops and sides of the door.	Yes
8.1.8. Are fire resisting doors free from air transfer grilles that will not seal in the event of a fire?	Yes
8.1.9. Are all fire resisting doors kept closed and not wedged or held open via other devices which will not automatically release the door on activation of the fire alarm?	Yes
8.1.10. If glazing is provided in fire resisting doors, does the glazing conform to the required fire resistance?	N/A

Section 2. Containment and Separation

8.2.1. Do partition walls, glazing, floors and ceilings that form part of the emergency routes provide the required standard of fire resistance (except for	Yes
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doors)?	
8.2.2. Where high risk areas are located within the premises, are they separated from the remainder of the building with the required standard of fire resistance?	Yes
8.2.3. Are all walls, ceilings and floors free from breaches in the fire separation?	Yes
8.2.4. Are all cavity barriers/voids in place and in a good state of repair?	N/A
8.2.5. If lift shafts and hoists are installed, are they constructed to the appropriate standard of fire resistance?	N/A
8.2.6. Are refuges or temporary safe spaces for persons with a mobility impairment provided, if required?	N/A
Temporary safe spaces for persons with a mobility impairment provided	N/A

Additional comments relating to this report

Additional Comments

This fire risk assessment was conducted on the Hollow Yard Barn following instruction from Dyson Farming, Items requiring attention have been highlighted in the report.

Report signed-off 12/06/2025



Disclaimer

The following limitations apply to the conduct of the inspection:

- This places a burden of responsibility firmly on the head of a responsible person with regard to the fire safety of the occupants of the premises to which they have been assigned. The responsible person is required to coordinate all fire safety related issues including the carrying out of a fire risk assessment and production of associated documentation. The responsible person may nominate a competent person to assist in the implementation of any measures deemed necessary to ensure the fire safety of the occupants of the premises.
- There are many factors that impact upon what may constitute adequate measures to assess the fire safety of the occupants. UK-Fire Risk Assessments are not the responsible person and are unable to determine, on behalf of the organisation, the steps it should or must take to comply with its duties under the Regulatory Reform (Fire Safety) Order 2005. The fire risk assessment will cover all the areas within the property where access could be gained, the assessment does not include areas such as roof voids, ceiling voids etc. We will also comment upon the areas surrounding the building.
- UK-Fire Risk Assessments has assumed all relevant documentation and information provided to us by the Responsible Person or representative is accurate and correct and not misleading. This report is for the use of the party to whom it is addressed and should be used within the context of instruction under which it has been prepared.
- No opening up of any part of the structure was carried out nor was any operational electrical or mechanical systems tested. All comments and recommendations are based on visual inspection only.
- It is the responsibility of the Responsible Person and/or their Representative to implement any required actions/findings identified within Fire Risk Assessment and not the responsibility of UK-Fire Risk Assessments, their employees or representatives. UK-Fire Risk Assessments will not be responsible for how the assessment findings/checklist are utilised and are not responsible for any added content which has not been agreed.
- The Responsible Person or their representative should note that noting within the fire risk assessment overrides any requirements needs to comply with the statutory obligations, under the Regulatory Reform (Fire Safety) Order 2005, and all associated regulations and approved codes of practice.
- The Fire Risk Assessment does not override, where appropriate the application requirements for Building Control, Local Authority, Licensing and any other consent and it is assumed all relevant building regulations were complied within the construction of the premises, conversions, extensions, renovations or refurbishment of the premise(s).
- This Fire Risk Assessment has not taken into account the risk(s) posed by electrostatic discharge (lightning) or voltage surcharge to/on the premise(s) unless any obvious damage to the premise or hazard to life has been identified.
- This Fire Risk Assessment is a continuous, live process and must be monitored and audited, reviewed and revised with any structural and material changes to the premises/building, the usage of, and any changes to the process carried out. The Fire Risk Assessment should be reviewed with any significant changes to staff and occupancy, and following any near miss, incidents or accidents. Any changes to the premise(s) could lead to new risks or hazards needing to be considered and no liability rests with UK-Fire Risk Assessments in this respect. The assessment should be programmed for review at intervals not exceeding twelve months.
- UK-Fire Risk Assessments employees and representatives have no control of the business or business premises, staffing levels and on-going business management. It is the responsibility of the Responsible Person to ensure compliance with procedures and measures that have been highlighted by the assessor are carried out.
- Whilst this fire risk assessment has been carried out to PAS 79 guidelines and is correct at the time of the inspection. UK-Fire Risk Assessments and its employees/representatives accept no responsibility for incidents which may occur.

