

# FIRE RISK ASSESSMENT



## Assessment Findings

### **Horsegin - Dyson Farming**

Long Lane  
Brauncewell  
LN5 0DH

Assessment Conducted by: Graham Nicholson  
Assessment Date: Wednesday, December 11th, 2024



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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 DEC 2025

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 2 Priority 1 matters were identified.

Priority 2 matters are breaches of the Regulations that should be completed as soon as possible. During this assessment 4 Priority 2 matters were identified.

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## RISK RATING

### Likelihood of Fire

**LOW**

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

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## 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	<b>Dyson Farming Ltd</b>
1.2.2. The Responsible Persons Role for this premise is	<b>Owner</b>
1.2.3. Building Fire Safety Manager is	<b>The Responsible Person Above</b>

## Section 3. Description of Building and Facilities

1.3.1. The main use of the building is	<b>Short term holiday let</b>
1.3.2. The building is	<b>Detached</b>
1.3.3. The client occupies	<b>Whole of the premise</b>
1.3.4. The estimated size of area the client occupies is	<b>Under 2000 square feet</b>
1.3.5. The building is	<b>Single Occupancy</b>
1.3.6. The number of floors above and including the access level is	<b>1</b>
1.3.7. Number of basement/lower floors	<b>0</b>

1.3.8. The type of construction of the building is	<b>Traditional, Mixed</b>
1.3.9. External walls are constructed of	<b>Timber, Stone</b>
1.3.10. Is cladding provided on the building?	<b>Yes</b>
At the time of the fire risk assessment it was noted that cladding was provided on the external walls of the building, testing on the cladding has not be carried out as part of this fire risk assessment. It is assumed installation and construction of the cladding was carried out within the current building regulation guidelines.	
<b>Additional Comments</b>	
There is timber cladding on part of the building	
1.3.11. Internal walls are constructed of	<b>Stone, Studding</b>
1.3.12. The floors are constructed of	<b>Concrete</b>
1.3.13. The roof is constructed of	<b>Thatched, Felt</b>
1.3.14. Number of protected staircases	<b>0</b>
1.3.15. Number of external staircases	<b>0</b>
1.3.16. Number of passenger lifts	<b>0</b>
1.3.17. Number of fireman/evacuation lifts installed	<b>0</b>
1.3.18. Number of Emergency exits including the main entrance	<b>1</b>
1.3.19. Is a smoke and heat ventilation system provided?	<b>No</b>
Locations of vents.	<b>0</b>
1.3.20. Is a smoke control pressurisation system provided?	<b>No</b>
Location of smoke control pressurisation system	<b>0</b>
1.3.21. The building has the following services	<b>Electricity, Oil</b>
1.3.22. Type of boiler the building has	<b>Oil Fired</b>
1.3.23. Heating of the building is provided by	<b>Under floor Heating</b>
1.3.24. The following items are potential sources of ignition in the building:	<b>Electrical Installation, Oil Boilers, Electrical Kitchen Appliances, TVs, Electric Cookers, Malicious (Arson)</b>
1.3.25. The following combustible fuels were found to be in the building:	<b>Wooden Furniture, Upholstered Furniture, Stationery, Packaging, Plastic Materials, Waste Paper Bins, Floor Coverings, Soft Furnishing, Heating Oil, Papers/Books</b>
1.3.26. Additional sources of Oxygen that pose a fire risk at the following locations:	<b>0</b>

## 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	<b>1</b>
1.4.2. The total number of public/visitors/contractors/residents that may be in the building at any one time will be	<b>2</b>
1.4.3. The total number of Persons employed under the age of 18 is	<b>0</b>
1.4.4. Persons identified from this risk assessment within the building or in the vicinity of the building at risk	<b>Staff, Contractors, Visitors, Sleeping Occupants, Guests</b>

## Section 5. History of Fire Incidents / Fire Authority Visits

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

## Section 6. Sub Buildings

1.6.1. Are there any sub buildings that form part of this report?	<b>No</b>
Sub Buildings	<b>0</b>

# 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
	<b>Management of Fire Safety</b>		
	A suitable Fire Safety Policy has NOT been produced.	2	<input checked="" type="checkbox"/>
	A written Emergency Plan has NOT been produced.	2	<input checked="" type="checkbox"/>
	<b>Procedures for Serious and Imminent Danger</b>		
	A safe system of contacting the emergency services in the event of an incident has NOT been satisfactorily established.	1	<input checked="" type="checkbox"/>
	<b>Information and Training of Employees</b>		
	Suitable arrangements are not in place to provide employers of outside undertakings with comprehensible and relevant fire safety information.	1	<input checked="" type="checkbox"/>
	<b>Smoking Activities</b>		
	It is recommended management ensure that no smoking signage be displayed prominently within the building.	2	<input checked="" type="checkbox"/>
	<b>Fire Safety Signs and Notices</b>		
	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"/>

## 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?	<b>No</b>
<p>A suitable Fire Safety Policy has NOT been produced. A Fire Safety Policy provides direction and clear guidelines on all fire safety issues for an organisation to follow, demonstrating a commitment to the safety and welfare of staff and ensuring compliance with Fire Safety and Health and Safety Regulations. It is recommended that a Fire Safety Policy is devised, written and made available to staff/occupants and Inspecting Officers from enforcing authorities. The Policy should set objectives that can be monitored to ensure compliance with regulations. The Policy must be reviewed on a regular basis.</p>	
<b>Additional Comments</b>	
No documents were in place at the time of the assessment	

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

10/1/25 <small>DATE</small>	Megan Boulter <small>NAME</small>	M.boulter <small>SIGN</small>
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*When this action has been completed and signed off, please tick the relevant box in the action plan.*

3.1.2. Is there an emergency plan in place and is it reviewed on a regular basis?	<b>No</b>
<p>A written Emergency Plan has NOT been produced. The Emergency Plan ensures that relevant persons know and understand what to do in the event of an emergency. Evidence suggests fire procedures are not communicated to persons on site. It is recommended that a suitable fire evacuation procedure for the property is documented and displayed. It is recommended that an Emergency Plan is produced and reviewed on a regular basis. The plan must incorporate the findings of the 'fire risk assessment' and form the basis of the fire safety training of staff.</p>	
<b>Additional Comments</b>	
Fire Action Notices will be suitable	

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

5/1/25 <small>DATE</small>	Megan Boulter <small>NAME</small>	M.boulter <small>SIGN</small>
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*When this action has been completed and signed off, please tick the relevant box in the action plan.*

## 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?	<b>N/A</b>
3.2.2. Are sufficient persons nominated to ensure a safe evacuation of the building?	<b>N/A</b>
3.2.3. Are there personal evacuation procedures in place for the safe evacuation of persons with a Physical or Sensory Disability?	<b>N/A</b>
3.2.4. Are Safe Assembly/Muster Points established and signed accordingly?	<b>Yes</b>



**Additional Comments**

An assembly point is established

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?	No

A safe system of contacting the emergency services in the event of an incident has NOT been satisfactorily established. A suitable procedure to summon the emergency services in an emergency is to be initiated and detailed within the Emergency Plan. Specific persons must be nominated to carry out this task. A notice detailing the exact address of the premises (with post code) is to be displayed adjacent to the telephone that will be used. This is to ensure that the persons making an emergency call will provide the correct information to the emergency services control room.

**Additional Comments**

Fire Action Notices will be suitable

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

5/1/25 <small>DATE</small>	Megan Boulter <small>PRINTNAME</small>	m.boulter <small>EMAIL</small>
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*When this action has been completed and signed off, please tick the relevant box in the action plan.*

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

The premises are newly refurbished and not yet in use

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?	No

Suitable arrangements are not in place to provide employers of outside undertakings with comprehensible and relevant fire safety information. It is recommended that suitable arrangements are made to provide employers of outside undertakings with comprehensible and relevant fire safety information.

The information must include

- Risks identified in the risk assessment to those employees.
- The preventative and protective measures.
- The procedures to be followed in the event of serious and imminent danger.
- The action to be taken in the event of the fire alarm sounding.

**Additional Comments**

Fire Action Notices will be sufficient

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

5/1/25 <i>DATE</i>	Megan Boulter <i>NAME</i>	M.boulter <i>SIGN</i>
<p><i>When this action has been completed and signed off, please tick the relevant box in the action plan.</i></p>		

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/servicing routines for the Emergency Lighting System and recorded?	Yes
<b>Additional Comments</b> newly installed	
3.4.2. Is there periodic servicing of the Fire Alarm and Detection System and recorded?	Yes
<b>Additional Comments</b> newly installed	
3.4.3. Are Fire Extinguishers provided with annual servicing?	N/A
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
<b>Additional Comments</b> The premises are newly refurbished and not yet in use	
Areas where maintenance, testing and record keeping is needed	<b>Required when occupied</b>
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
<b>Additional Comments</b> Newly installed	
4.1.2. Is all portable electrical equipment subject to a system of routine testing?	N/A
<b>Additional Comments</b> All items 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

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

## 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?	<b>Yes</b>
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## Section 8. Arson

4.8.1. Are suitable arrangements in place to minimise the risk of arson?	<b>Yes</b>
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## Section 9. Smoking Activities

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

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

5/1/25  
DATE

PRINT NAME  
Megan Boulter

M.boulter  
SIGNATURE

*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?	<b>No</b>
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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?	<b>Yes</b>
4.10.2. Are curtains and drapes in circulation areas in compliance with the current Furniture and Furnishings (Fire Safety) Regulations?	<b>Yes</b>

# 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

5.1.1. Are highly flammable liquids used on site?	<b>Yes</b>
Highly flammable liquids used on site	<b>Heating Oil</b>

5.1.2. Are appropriate arrangements in place for the safe storage of flammable liquids and substances?	<b>Yes</b>
5.1.3. Are flammable liquids with a flashpoint below 32c kept to a minimum within the workplace?	<b>N/A</b>
5.1.4. Has an assessment been carried out under DSEAR Regulations?	<b>N/A</b>

**Additional Comments**

Strictly speaking, DSEAR regulations classify diesel, gas oil, and light heating oils as flammable liquids. However, heating oil is generally considered safe for use in homes and businesses because it has a flash point between 37°C and 65°C, meaning it needs to reach a certain temperature to ignite. This is much higher than petrol, which has a flash point of -43°C. As such a DSEAR is only normally required where it is used at a place of work. (Ref: Government document no PG 2018-02HIGH FLASHPOINT CLASS III FUELS - DSEAR (DANGEROUS SUBSTANCES AND EXPLOSIVE ATMOSPHERE))

5.1.5. Are there any other dangerous substances used or stored on site? i.e Acids, Irritants	<b>N/A</b>
Dangerous substances used or stored on-site	<b>na</b>

**Section 2. Gas Installations and Appliances**

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

**Section 3. Highly Flammable Gases**

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

**Section 4. Combustible Dusts**

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

**PART 6. FIRE FIGHTING EQUIPMENT**

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

**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**

**Section 1. Fire Alarm, Detection and Warning**

7.1.1. Is there a fire warning system to alert all occupants of the building?	<b>Yes</b>
7.1.2. The fire warning systems in place at the time of the inspection are	<b>Automatic Fire Alarm System, Shout of Fire</b>
7.1.3. Is the level and type of detection satisfactory in all parts of the building?	<b>Yes</b>



**Additional Comments**

Grade D Heat and smoke detection is installed in the main room and the kitchen

7.1.4. Are automatic hold open devices (including battery operated devices) where fitted functioning correctly?	<b>N/A</b>
7.1.5. Is the level of audibility satisfactory throughout the premises?	<b>Yes</b>
7.1.6. Are strobe lights required but not installed?	<b>N/A</b>
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?	<b>N/A</b>
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?	<b>N/A</b>
7.1.9. Are fire alarm call points easily accessible?	<b>N/A</b>
7.1.10. Are additional fire alarm call points required?	<b>N/A</b>
7.1.11. Is the fire alarm panel free of audible and visual faults warning indicators?	<b>N/A</b>
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.	<b>N/A</b>
7.1.13. Are there any other comments regarding the fire alarm and detection system?	<b>No</b>

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

## Section 3. Emergency Escape Routes and Obstructions

7.3.1. Are all internal emergency routes and exits free from obstruction?	<b>Yes</b>
7.3.2. Are all external emergency routes and exits free from obstruction?	<b>Yes</b>

7.3.3. Is there reasonable limitation of combustible wall/ceiling coverings i.e. displays that may promote fire spread within the escape routes?	<b>Yes</b>
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### Section 4. Fire Safety Signs and Notices

7.4.1. Are emergency routes and exits adequately indicated by directional signs?	<b>N/A</b>
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**Additional Comments**

Not required due to the small size and simple layout of the property

7.4.2. Are emergency exit doors adequately indicated with appropriate signs?	<b>N/A</b>
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**Additional Comments**

Not required due to the small size and simple layout of the property

7.4.3. Are emergency exit doors adequately indicated on the external side with Fire Exit Keep Clear signs?	
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7.4.4. Are all fire doors clearly indicated with appropriate signs?	<b>N/A</b>
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**Additional Comments**

None fitted

7.4.5. Are Fire Action Notices clearly displayed at appropriate positions?	<b>No</b>
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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:

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

5/1/25 <small>DATE</small>	Megan Boulter <small>REPORT NAME</small>	m.boulter <small>EMAIL</small>
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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?	<b>N/A</b>
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7.4.7. Are all emergency exit operating mechanisms clearly indicated with appropriate signs?	<b>N/A</b>
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### Section 5. Emergency Lighting

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

## 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?	<b>N/A</b>
<b>Additional Comments</b>	
There are no fire doors in the property	
8.1.2. Are self-closing devices in a satisfactory state of repair?	<b>N/A</b>
8.1.3. Are additional self-closing devices required to be provided?	<b>No</b>
8.1.4. Are intumescent strips/cold smoke seals provided to all fire resisting doors?	
8.1.5. Are all fire resisting doors fitted with the correct number and type of door hinges?	<b>N/A</b>
8.1.6. Are all fire resisting doors able to close freely in to the rebate?	<b>N/A</b>
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.	<b>N/A</b>
8.1.8. Are fire resisting doors free from air transfer grilles that will not seal in the event of a fire?	<b>N/A</b>
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?	<b>N/A</b>

8.1.10. If glazing is provided in fire resisting doors, does the glazing conform to the required fire resistance?	N/A
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## 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 doors)?	Yes
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?	Other
Temporary safe spaces for persons with a mobility impairment provided	na

### Additional comments relating to this report



#### Additional Comments

An assessment was carried out on the newly renovated property that consists primarily of a round living and sleeping

area , with a attached kitchen and bathroom. No major concerns were identified, with itens requiring attenbtion highlighted in the report

Report signed-off 13/12/2024

A handwritten signature in black ink, appearing to be 'E. Brown', is positioned to the right of the 'Report signed-off' text.

## 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.

