



Assessment Findings

Dyson Farming Ltd

Ladybird, Medlam Barns

Medlam Lane

Carrington, Lincs

PE22 7LU

Assessment conducted by **Graham Nicholson (IFSM)**

Assessment date **Friday 20th September 2024**

FIRE RISK ASSESSMENT
ASSESSMENT
REPORT



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 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 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.

Revision of your Fire Risk Assessment

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 Sept 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 3 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, 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 Ltd**

1.2.2. The Responsible Persons Role for this premise is **Owner**

1.2.3. Building Fire Safety Manager is **The Responsible Person (Named above)**

Section 3. Description of Building and Facilities

1.3.1. The main use of the building is **Residential Short Term Let**

1.3.2. The building is **Semi-Detached**

1.3.3. The client occupies **the Whole of the premises**

1.3.4. The estimated size of area the client occupies is **Under 2000 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. There are no basement/lower level floors

1.3.8. The type of construction of the building is **Traditional**

1.3.9. External walls are constructed of **Brick, Timber**

1.3.10. Is cladding provided on the building?

Additional Comments:

At the time of the fire risk assessment, it was noted that timber cladding was provided on the external walls of the building, testing on the cladding has not been 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.

1.3.11. Internal walls are constructed of **Brick, Studding**

1.3.12. The floors are constructed of **Concrete**

1.3.13. The roof is constructed of **Corrugated Sheeting**

1.3.14. Number of protected staircases **0**

1.3.15. There are **0** external staircases

1.3.16. There are **0** passenger lifts installed

1.3.17. There are **0** fireman/evacuation lifts installed

1.3.18. There are **1** emergency exits including the main entrance.

1.3.19. Is a smoke and heat ventilation system is provided? **No**

There is not a smoke and heat ventilation system provided.

1.3.20. Is a smoke control pressurisation system provided? **No**

There is not a smoke control pressurisation system installed

1.3.21. The building has the following services **Electricity**

1.3.22. The building has **an Electric Boiler**

1.3.23. Is the building provided with heating systems? **Yes**

Heating of the building is provided by:

- Under floor heating
-

1.3.24. Are there any sources of ignition in the building? **Yes**

The following items are potential sources of ignition in the building:

- Electrical Installation
 - TVs
 - Electrical Kitchen Appliances
 - Hot Tub
 - Pizza Oven
 - Electrical appliances
-

1.3.25. Are there any combustible fuels in the building? **Yes**

The following combustible fuels were found to be in the building:

- Wooden Furniture
 - Packaging
 - Upholstered Furniture
 - Waste Paper Bins
 - Plastic Materials
 - Occupant Belongings
 - Floor Coverings
 - Soft Furnishing
-

1.3.26. Are there any additional sources of Oxygen that pose a fire risk? **No**

There are no additional sources of Oxygen that pose a fire risk.

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 **2**

1.4.2. The total number of public/visitors/contractors/residents that may be in the building at any one time will be **4**

1.4.3. The total number of Persons employed under the age of 18 is **0**

1.4.4. Are any persons identified from this risk assessment within the building or in the vicinity of the building at risk? **Yes**

The following persons have been identified as 'at risk' within or in the vicinity of the building:

- Staff
 - Sleeping Occupants
 - Visitors
-

Section 5. History of Fire Incidents / Fire Authority Visits

1.5.1. Is there a history of fire related incidents in the building? **No**

There are no previous fire related incidents to note.

1.5.2. Have the local Fire Authority visited within the last 12 months? **No**

Section 6. Sub Buildings

1.6.1. Are there any sub buildings that form part of this report? **No**

There are no sub-buildings that form part of this report.

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

Major	Requirement	Priority	Completed
When each action has been completed and signed off please tick the relevant box here.			
Maintenance/Serviceing of Equipment and Devices			
-	No evidence was provided to suggest whether the fire alarm detection system is subject to 6 monthly maintenance provided by a competent contractor in accordance with BS 5839.	2	<input checked="" type="checkbox"/>
-	It is important regular inspections and maintenance are carried out to extinguisher units.	2	<input checked="" type="checkbox"/>
Records			
-	A suitable system of routine maintenance of the general fire safety arrangements, devices and facilities was found not to be in place.	1	<input checked="" type="checkbox"/>
Electrical			
-	Portable electrical appliances are not subject to a system of routine inspection; this presents a potential fire hazard.		

2



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



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? **Yes - Reviewed Regularly**

A suitable Fire Safety Policy is in place and it is reviewed regularly

3.1.2. Is there an emergency plan in place and is it reviewed on a regular basis? **Yes - Reviewed Regularly**

A suitable Emergency Plan is in place and it is reviewed regularly

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? **Yes**

Additional Comments:

Located at the main drive area

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:

All details are provided in the welcome pack for residents.

3.2.7. Are regular fire safety checks being carried out in the premise? **Yes**

3.2.8. Is there appropriate liaison with the local fire authority regarding solar panels fitted to the building? **N/A**

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? **Yes**

3.3.5. Are Fire Wardens/Marshalls (if applicable) established and trained on a regular basis. **N/A**

Not applicable

3.3.6. Are there sufficient Fire Wardens/Marshalls provided for the use and size of the premise? **N/A**

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? **N/A**

3.4.2. Is there periodic servicing of the Fire Alarm and Detection System and recorded? **No**

No evidence was provided to suggest whether the fire alarm detection system is subject to 6 monthly maintenance provided by a competent contractor in accordance with BS 5839. It is recommended the Fire Alarm and Detection system is provided with a full maintenance service and all records/finding are recorded within the Fire Safety Log Book/Fire File.

Additional Comments:

No documents were seen to evidence

! This is a '**Priority Two**' problem that requires attention over the course of the next 3-6 months

20/09/2024

Megan Boulter

M.Boulter

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

This is being carried out every 6 months and the certificates are held on the server.

3.4.3. Are Fire Extinguishers provided with annual servicing? **No**

It is important regular inspections and maintenance are carried out to extinguisher units. At the time of the Fire Risk Assessment extinguishers were found out of test date and require servicing. Ensure a competent contractor maintains each unit in accordance to BS 5306.



Additional Comments:

No documents were seen to evidence

! This is a 'Priority Two' problem that requires attention over the course of the next 3-6 months

15/3/25	Megan Boulter	M.boulter
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When this action has been completed and signed off, please tick the relevant box in the action plan.

Most recent service was done in March 2025

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? **No**

A suitable system of routine maintenance of the general fire safety arrangements, devices and facilities was found not to be in place. It is recommended that records are maintained for the items listed below and recorded in a Fire Safety Log Book/FireFile and made available for inspecting officers, or officers from an enforcing authority during an inspection:

- Fire Extinguishers (Monthly Visual Check)
- Final Exit Doors and their opening devices (Recommended Three Monthly Inspection)
- Fire Alarm and Detection System (Weekly Test)

! This is a '**Priority One**' problem that requires immediate corrective action

25/9/24

Simon Wesley

s.wesley

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

Recorded on fleet check

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**

4.1.2. Is all portable electrical equipment subject to a system of routine testing? **No**

Portable electrical appliances are not subject to a system of routine inspection; this presents a potential fire hazard. It is recommended that all portable electrical appliances are inspected and tested by a competent person in accordance with Electricity at Work Regulations and BS 7671.

Additional Comments:

No documents were seen to evidence

! This is a '**Priority Two**' problem that requires attention over the course of the next 3-6 months

15/10/24

Simon Wesley

s.wesley

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

Carried out annually

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

4.2.1. Is the premise provided with a cooking facility for a commercial basis, which includes cooker hoods, deep fat fryers etc?
No

Additional Comments:

Only a domestic-type kitchen is provided.

4.2.2. Is kitchen equipment such as deep fat fryers, ovens and hobs subject to a system of routine maintenance? **N/A**

4.2.3. Are cooker hoods, extractors and ducting subject to a system of routine cleaning and maintenance? **N/A**

4.2.4. Is the kitchen emergency isolation switch (where provided) suitably located, clearly indicated and free from obstruction?
N/A

Section 3. Hot Work Processes

4.3.1. Is hot work carried out on site? **No**

4.3.2. Are satisfactory arrangements in place for all hot work processes? **N/A**

Section 4. Naked Flame Processes

4.4.1. Are there any naked flame processes on site? **No**

4.4.2. Are satisfactory arrangements in place for any naked flame processes? **N/A**

Section 5. Mechanical Machinery

4.5.1. Is there any mechanical machinery on-site? **No**

4.5.2. Is mechanical machinery maintained/serviced on a regular basis? **N/A**

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**

Section 8. Arson

4.8.1. Are suitable arrangements in place to minimise the risk of arson? **Yes**

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? **Yes**

4.9.3. Is there evidence of illicit smoking? **No**

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.

Note: A Dangerous Substance is any substance or preparation which meets the criteria in the Approved Classification and Labelling Guide (CHIP) or any substance that is explosive, oxidising, extremely flammable, highly flammable or flammable, (combustible dusts are also included). The safe handling and storage of dangerous substances must be in accordance with the Dangerous Substances and Explosive Atmospheres Regulations 2002 (DSEAR).

Section 1. Highly Flammable Liquids

5.1.1. Are highly flammable liquids used on site? **No**

5.1.2. Are appropriate arrangements in place for the safe storage of flammable liquids and substances? **N/A**

5.1.3. Are flammable liquids with a flashpoint below 32c kept to a minimum within the workplace? **N/A**

5.1.4. Has an assessment been carried out under DSEAR Regulations? **N/A**

5.1.5. Are there any other dangerous substances used or stored on site? i.e Acids, Irritants **No**

Section 2. Gas Installations and Appliances

5.2.1. Is there a natural gas installation? **No**

5.2.2. Are the gas installations and appliances maintained by a competent person on a regular basis? **N/A**

5.2.3. Is the mains gas intake housed in a suitable compartment with adequate ventilation and free from all ignition sources?
N/A

5.2.4. Are gas emergency shut off controls readily accessible and unlikely to be impeded? **N/A**

Section 3. Highly Flammable Gases

5.3.1. Are highly flammable gases used or stored on site? **No**

There were no flammable gasses used or stored on site at the time of the inspection

5.3.2. Are highly flammable gases stored in accordance within the current association Code of Practice 7? **N/A**

5.3.3. Are on site LPG Appliances subject to a system of routine maintenance? **N/A**

Section 4. Combustible Dusts

5.4.1. Is there a combustible dust hazard (Shavings, Sawdust etc)? **No**

5.4.2. Are appropriate controls measure in place for the collection of combustible dust? **N/A**

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)? **Yes**

6.1.2. Are all fire extinguishers/fire blankets fixed to the wall or on appropriate extinguishers stands? **Yes**

6.1.3. Are fire extinguishers/fire blankets accessible and free from obstruction? **Yes**

6.1.4. Is all fire fighting equipment provided with appropriate identification signage? **Yes**

Section 2. Fire Suppression Systems

6.2.1. Is a fire suppression system provided? **No**

There was no fire suppression system provided at the time of the inspection.

6.2.2. Is the fire suppression appropriately signed? **N/A**

6.2.3. Is a fire suppression system required to protect high risk or other areas? **N/A**

Section 3. Sprinkler System

6.3.1. Is a sprinkler system installed? **No**

6.3.2. Is a sprinkler system required? **No**

6.3.3. Are sprinkler heads free of obstruction or being actuated accidentally? **N/A**

6.3.4. Is the sprinkler system subject to a system of routine maintenance and the results of the test recorded on the sprinkler test card? **N/A**

PART 7. GENERAL FIRE PRECAUTIONS

Section 1. Fire Alarm, Detection and Warning

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.

7.1.1. Is there a suitable fire warning system to alert all occupants of the building? **Yes**

The following fire warning systems are used at the time of the inspection:
Automatic Fire Alarm System

Additional Comments:

The fire alarm systems appears to comply with Bs5839:6 to Grade D LD3

7.1.2. 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:

The levels of audibility will be confirmed when the system is tested

! This is a 'Priority One' problem that requires immediate corrective action

25/9/24

Simon Wesley

s.wesley

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

The fire alarm systems comply with Bs5839:6 to Grade D LD3

7.1.3. Are automatic hold open devices (including battery operated devices) where fitted functioning correctly? **N/A**

7.1.4. Is the level of audibility satisfactory throughout the premises? **Yes**

7.1.5. Are strobe lights required but not installed? **No**

7.1.6. 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**

7.1.7. 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**

7.1.8. Are fire alarm call points easily accessible? **N/A**

7.1.9. Are additional fire alarm call points required? **N/A**

7.1.10. Is the fire alarm panel free of audible and visual faults warning indicators? **N/A**

7.1.11. 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**

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? **Yes**

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**

Due to the number of persons occupying this type premises being below 60 the direction of emergency exit doors is deemed 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? **No**

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 combustibile 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**

Additional Comments:

Not required for the type and size of the premise.

7.4.2. Are emergency exit doors adequately indicated with appropriate signs?

N/A

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? **N/A**

7.4.5. Are Fire Action Notices clearly displayed at appropriate positions? **Yes**

7.4.6. Are Lift Fire Action Notices clearly displayed adjacent the lift(s) at each floor level? **N/A**

7.4.7. Are all emergency exit operating mechanisms clearly indicated with appropriate signs? **N/A**

Section 5. Emergency Lighting

7.5.1. Is emergency lighting provided in the building? **N/A**

It is deemed emergency lighting is not required nor provided within the building.

Additional Comments:

No emergency lighting is provided, however, consideration should be given to the provision of rechargeable torches in the bedrooms.

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?
N/A

Additional Comments:

The doors to the bedrooms are not fire-rated, however, they are solid wood doors which is deemed suitable for this type and size of the property.

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? **N/A**

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? **N/A**

8.1.7. Are fire doors of the correct fire resistance, undamaged and have gaps 3mm or less to the tops and sides of the door.
N/A

8.1.8. Are fire resisting doors free from air transfer grilles that will not seal in the event of a fire? **N/A**

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? **N/A**

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 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? **Yes**

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**

Additional comments relating to this report

Additional Comments:

This property is to be used as a short-term lease/holiday let, no major concerns were raised at the time of the fire risk assessment. Items requiring attention are highlighted in the report

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 surge 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.