

FIRE RISK ASSESSMENT



Assessment Findings

The Linwood

Metheringham Airfield
Martin
Lincs
LN4 3TF

Assessment Conducted by: Simon Davies
Assessment Date: Monday, March 10th, 2025



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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 MARCH 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 1 Priority 1 matters were identified.

Priority 2 matters are breaches of the Regulations that should be completed as soon as possible. During this assessment 2 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 Ltd
1.2.2. The Responsible Persons Role for this premise is	Owner
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	Short Term Holiday Rental/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	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	2
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
1.3.10. Is cladding provided on the building?	No
1.3.11. Internal walls are constructed of	Brick, Studding, Plasterboard
1.3.12. The floors are constructed of	Concrete, Timber

1.3.13. The roof is constructed of	Pitched Tile
1.3.14. Number of protected staircases	0 (1 x open staircase)
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

Additional Comments

Two exits from the lounge, and 1 exit door from the kitchen.

1.3.19. Is a smoke and heat ventilation system provided?	N/A
Locations of vents.	N/a
1.3.20. Is a smoke control pressurisation system provided?	N/A
Location of smoke control pressurisation system	N/a
1.3.21. The building has the following services	Electricity, Oil
1.3.22. Type of boiler the building has	Oil Fired

**Additional Comments**

The oil fired boiler is located outside the building

1.3.23. Heating of the building is provided by	Hot Water Radiators, Under Floor Heating
1.3.24. The following items are potential sources of ignition in the building:	Electrical Installation, Oil Heating Installation, Electrical Kitchen Appliances, TVs, Cooking, Oil Boilers
1.3.25. The following combustible fuels were found to be in the building:	Wooden Furniture, Upholstered Furniture, Packaging, Plastic Materials, Floor Coverings, Occupant Belongings, Soft Furnishing

1.3.26. Additional sources of Oxygen that pose a fire risk at the following locations:	None
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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	0
1.4.2. The total number of public/visitors/contractors/residents that may be in the building at any one time will be	4 (based on 2 persons per bedroom)
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

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.	N/a
1.5.2. Have the local Fire Authority visited within the last 12 months?	No
Visits including date of visit and reason for visit	N/a

Section 6. Sub Buildings

1.6.1. Are there any sub buildings that form part of this report?	No
Sub Buildings	N/a

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
Maintenance/Serviceing of Equipment and Devices			
	In accordance with BS 5266 emergency lighting systems should be subject to annual discharge test.	2	<input checked="" type="checkbox"/>
	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"/>
Electrical			
	The electrical installation is not subject to a system of routine maintenance by a competent person.	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 reviewed on a regular basis?	Yes - Reviewed Regularly



Additional Comments

Fire Procedures are provided on the wall in the lounge

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

The fire assembly point is located next to the driveway entrance

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

Residents in the building will suitably be able to alert the emergency services, however, consideration should be given to the provision of a What 3 Words location which can be provided to the emergency services due to the remote location of the property.

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

Additional Comments

Solar panels are not installed on the property

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
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.	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?	No
In accordance with BS 5266 emergency lighting systems should be subject to annual discharge test. A test for the full rated duration of the emergency lights (e.g. 3 hours) must be carried out. The emergency lights must still be working at the end of this test and remedial works carried out by a competent contractor all tests must be recorded and kept within the Fire Safety Log Book/Fire File.	

Additional Comments
 Documentation for the emergency lighting servicing was not provided during the fire risk assessment.

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

17/4/25 <small>DATE</small>	Megan Boulter <small>PRINT 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.

This is being carried out

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.

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

17/4/25

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 done and records are stored on fixflo and the server

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?	
Areas where maintenance, testing and record keeping is needed	Emergency Lighting System (Monthly Test), Fire Alarm and Detection System (Weekly Test)
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?	No
The electrical installation is not subject to a system of routine maintenance by a competent person. The system therefore presents a potential fire hazard. It is recommended the electrical installation is inspected periodically. In accordance with Electricity at Work Regulations and BS 7671 fixed electrical installations should be inspected every 5 years by an NIC EIC contractor or equivalent.	

Additional Comments

Although the premise was newly built, an electrical installation condition report was not provided during this assessment. Management is advised to liaise with a competent and certified NIC EIC electrical engineer to conduct the required 5 years fixed electrical installation checks or ensure correct paperwork is in place.

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

17/4/25

Megan Boulter

m.boulter
SIGN

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

This is being done and records are stored on fixflo and the server

4.1.2. Is all portable electrical equipment subject to a system of routine testing?	Yes
Additional Comments	
PAT testing was last carried out in November 2024	
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	
Domestic type kitchen only	
4.2.2. Is kitchen equipment such as deep fat fryers, ovens and hobs subject to a system of routine maintenance?	
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
Hot work processes, such as flame cutting/welding, soldering, grinding, that are being carried out on site.	N/a
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
Naked flame processes	N/a
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?	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.

Section 1. Highly Flammable Liquids

5.1.1. Are highly flammable liquids used on site?	Yes
Highly flammable liquids used on site	a) Kerosene
5.1.2. Are appropriate arrangements in place for the safe storage of flammable liquids and substances?	Yes



Additional Comments

Kerosene is stored in a bunded container on the external areas of the building.

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
Dangerous substances used or stored on-site	N/a

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

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

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
Additional Comments	
A fire blanket is provided in the kitchen	
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
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

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

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
Additional Comments	
There is interconnected Grade D detection installed in all rooms in the property, detection is provided in the kitchen, lounge and landing and bedroom areas	
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?	Yes
7.1.4. Are automatic hold open devices (including battery operated devices) where fitted functioning correctly?	N/A
7.1.5. Is the level of audibility satisfactory throughout the premises?	Yes
7.1.6. Are strobe lights required but not installed?	No
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
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Additional Comments

The escape route from the bedrooms leads to a rear final exit door from the lounge within 4-5metres. Occupants will safely be able to egress this building in the event of a fire, also with the current level of smoke detectors early notification will be provided to residents.

7.2.2. Are travel distances within the prescribed distances for high, normal and low risk areas?	Yes
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7.2.3. Is the building free of any inner room situations that require recommendations?	Yes
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7.2.4. Is the building free of any dead end situations that require recommendations?	Yes
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7.2.5. Are there sufficient emergency exits from the building?	Yes
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7.2.6. Are emergency exit doors available at all material times?	Yes
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7.2.7. Do emergency exit doors open in the direction of escape?	Yes
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Additional Comments

Only the main entrance door opens inwards, this is deemed acceptable.

7.2.8. Is the building free of revolving or sliding emergency exit doors?	Yes
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7.2.9. Are all emergency exit doors in a good state of repair?	Yes
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7.2.10. Are all steps/areas around the emergency exits in a good state of repair?	Yes
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7.2.11. Do all emergency exits have approved emergency fastenings?	Yes
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Additional Comments

Thumb turn locks are provided on the exit doors.

7.2.12. Is the building provided with suitable arrangements for the safe evacuation of persons with physical or sensory disabilities?	N/A
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7.2.13. Are there any other deficiencies regarding emergency escape routes and exits?	No
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Section 3. Emergency Escape Routes and Obstructions

7.3.1. Are all internal emergency routes and exits free from obstruction?	Yes
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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
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?	Yes
7.5.2. Is an adequate standard of emergency lighting provided?	Yes
7.5.3. Where required is sufficient external emergency lighting provided?	N/A

Additional Comments

Guest will be able to use their mobile phone torches if there is a power outage.

7.5.4. Do the emergency lighting units appear in full working order and free of any obvious defects?	Yes
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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
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Additional Comments

Although the doors are not fire rated doors, the doors should hold back a fire long enough to allow residents to escape. Should the doors be replaced, they should be replaced with either fire doors or solid wood doors.

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?	Yes
8.1.5. Are all fire resisting doors fitted with the correct number and type of door hinges?	Yes
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 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
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 Linwood Barn following instruction from Dyson Farming, no serious concerns were raised during this assessment.

Report signed-off 14/03/2025



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.