

Fire Risk Assessment of

1 & 2 The Pheasant Sunrise Hill East Ilsley Newbury Berkshire RG20 7LY

Carried out : 27th January 2025

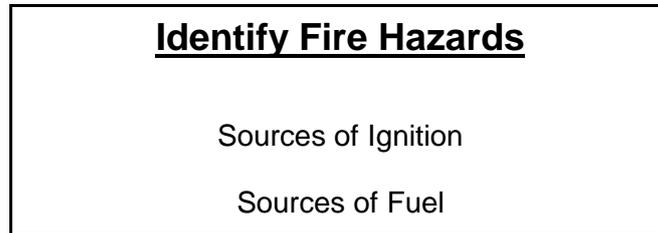
Assessor : Colin Powney MIFSM

Review Assessment Due : January 2026

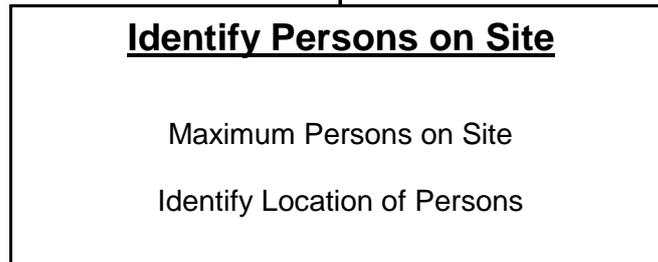


Fire Risk Assessment Flow Chart

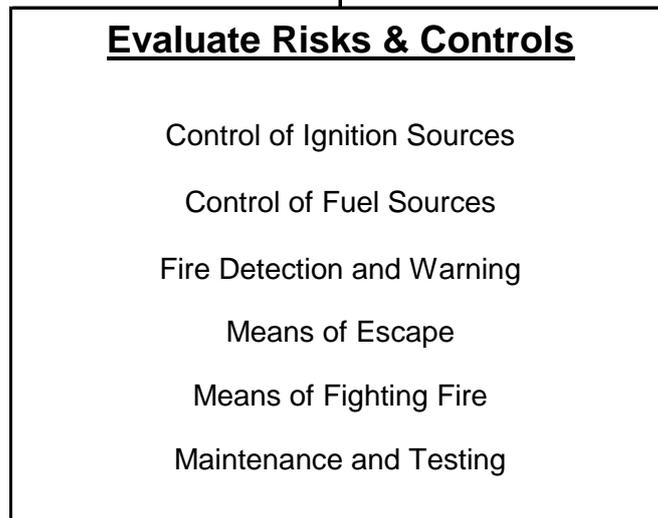
Step 1



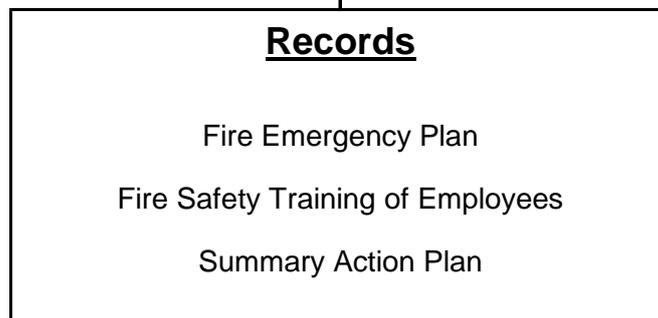
Step 2



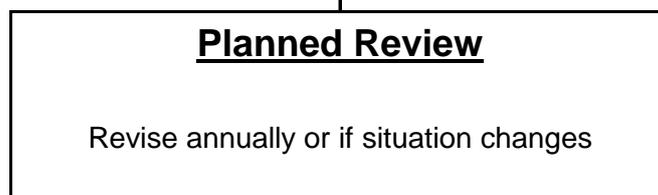
Step 3



Step 4



Step 5



General Information

Responsible Person :	Dyson Farming Ltd
Designated Persons :	Jackie Turner - Housekeeping Supervisor / James Dawson - Estates Surveyor
Address of Premises :	1 & 2 The Pheasant, Sunrise Hill, East Ilsley, Newbury, Berkshire, RG20 7LY
Overall Risk Profile :	Ciii 2
Assessor :	Colin Powney MIFSM
Date of FRA :	27th January 2025

Premises Information

Number of floors in building (including basements)	1 - Ground
Approximate floor area (m2)	210 m ₂
Brief details of construction	Masonry Converted Farm Building With Pitched, Tiled Roof & Wooden Cladding (Partly Steel Framed)
Primary Usage	Holiday Let Cottage (5 Bedroom) (Can Be Spilt : 1 x 3 Bedroom & 1 x 2 Bedroom)
Secondary Usage	None
Provisions for Fire Brigade	Access : Through Ilsley Barn Farm, Off Sunrise Hill Fire Hydrant : See Drawing Main Gas Shut Off : N/A - No Mains Gas Emergency Premises Information : N/A
Fire History	None Advised

The fire risk profile is a combination of the occupancy characteristics and the fire growth rate. This is calculated using the table below.

Occupancy Characteristics

	Description	Examples
A	Occupants who are awake and familiar with the building	Offices, Schools and Industrial Premises
B	Occupants who are awake and unfamiliar with the building	Shops, exhibitions, museums, leisure centres and other assembly buildings
C	Occupants who are likely to be asleep:	
Ci	Long-term individual occupancy	Individual flats without 24h maintenance and management control on site
Cii	Long-term managed occupancy	Serviced flats, halls of residence, sleeping areas of boarding schools
Ciii	Short-term occupancy	Hotels
D	Occupants receiving Medical Care	Hospitals, residential care facilities

Fire Growth Rates

Category	Fire growth rate	Fire growth parameter kJ/s^3	Description	Typical examples
1	Slow	0.003	Evenly distributed low level fire load, small discrete packets of fuel or material of limited combustibility	Reception areas, concourses (without concession outlets) and halls with limited fire load such as sports stadia and foyers
2	Medium	0.012	Evenly distributed low to mid-level fire load comprising of a mix of combustible materials	Offices, lounges, classrooms, auditoria, seating areas, galleries and car parks
3	Fast	0.047	Stacked combustibles (on or off racking and shelving but excluding high rack storage), some small quantities of materials other than materials of limited combustibility (or where larger quantities are stored in separate fire resisting enclosures), process, manufacturing or storage of combustible materials	Shop sales areas, workshops, factories and small storage buildings
4	Ultra-fast	0.188	Medium to large quantities of materials other than materials of limited combustibility, high racked storage, flammable liquids and gases or where rapid uncontrolled fire growth could occur	Warehousing, processing plants and car parks utilizing a car stacker or similar method where there is no fire separation between stacked cars

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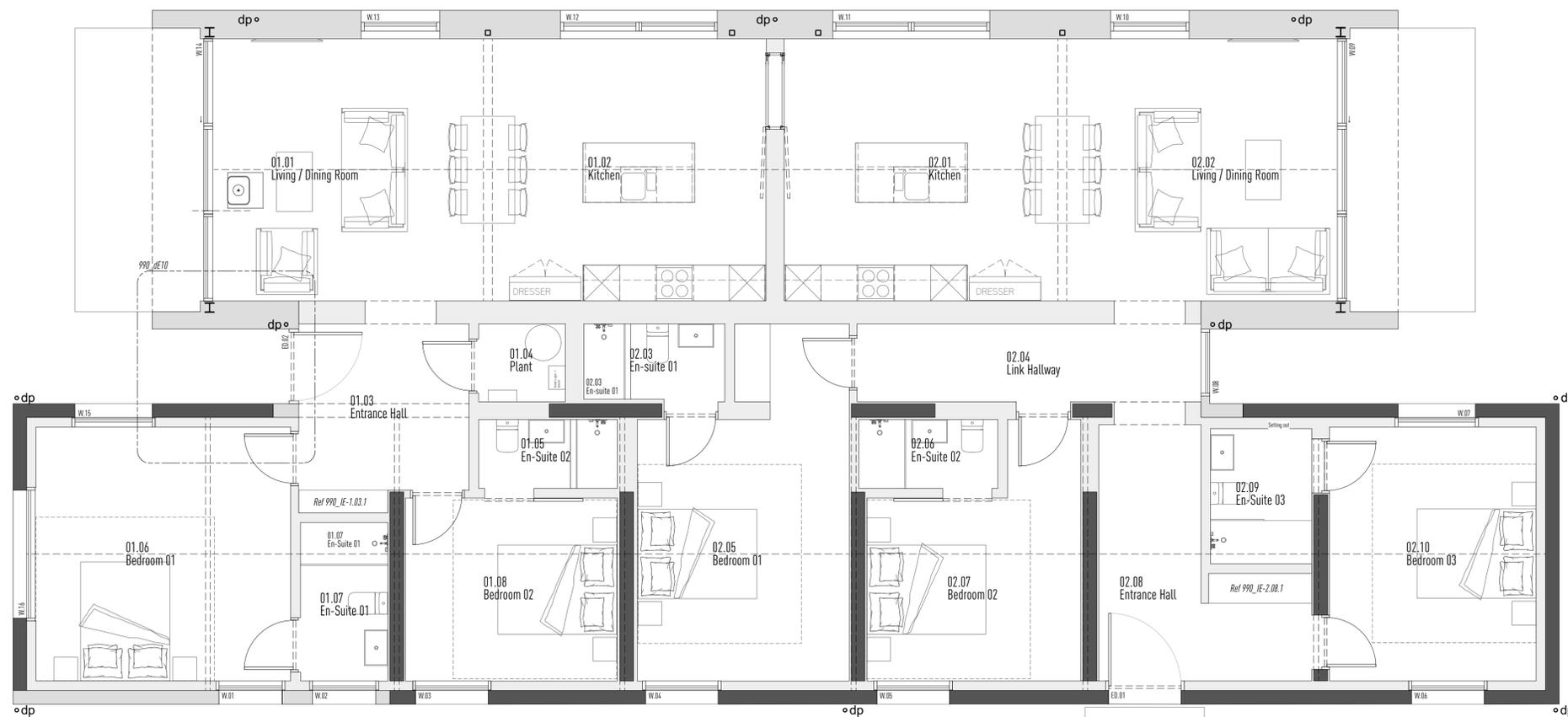
Key Plan



Notes

- Existing Fabric
- New External Fabric
- New Internal Fabric

1. Asbestos removal works have been performed by Gartell and Son. As demolition works proceed on the building there will be the potential to discover asbestos based product in an unsurveyed location.
2. Additional site investigations to be carried out to establish form of existing foundations and existing ground conditions. A robust temporary works scheme is to be implemented to limit damage to surrounding assets.
3. During ground floor slab excavation and construction works movements are to be monitored using precise levelling on surrounding ground and building movements.
4. Excavations to be shored and covered or barriered to stop people or plant falling in.
5. Detailed drawings by structural engineer to allow for recommended temporary works / support of structures (such as walls, beams, floors and roofs) with props; ensure props are installed by a competent person.
6. The installation of new steels and lintels are to be carried out by competent contractors and in line with structural engineers guidance. Items are to be maneuvered in individual sections by the appropriate number of persons and fixed together in situ as per structural engineers design.
7. Design loadings stated on the structural engineers drawings are not to be exceeded. Any proposed alteration, change of use or extension requires the review, design checks and certification of an appropriately qualified structural engineer.



Rev	Date	Description
11	05/10/2020	As built
C10	25/03/2020	Location amendment to Log burners
C9	30/01/2020	Construction Issue
C8	29/08/19	Construction Issue
I7	12/08/19	Contract Issue
C6	06/08/19	Amendment to Internal Doors
C5	26/07/19	Construction Issue
C4	19/06/19	Construction Issue

Revisions

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Client
Beeswax Dyson Farming

Project
Ilsey Isolation Barn 2

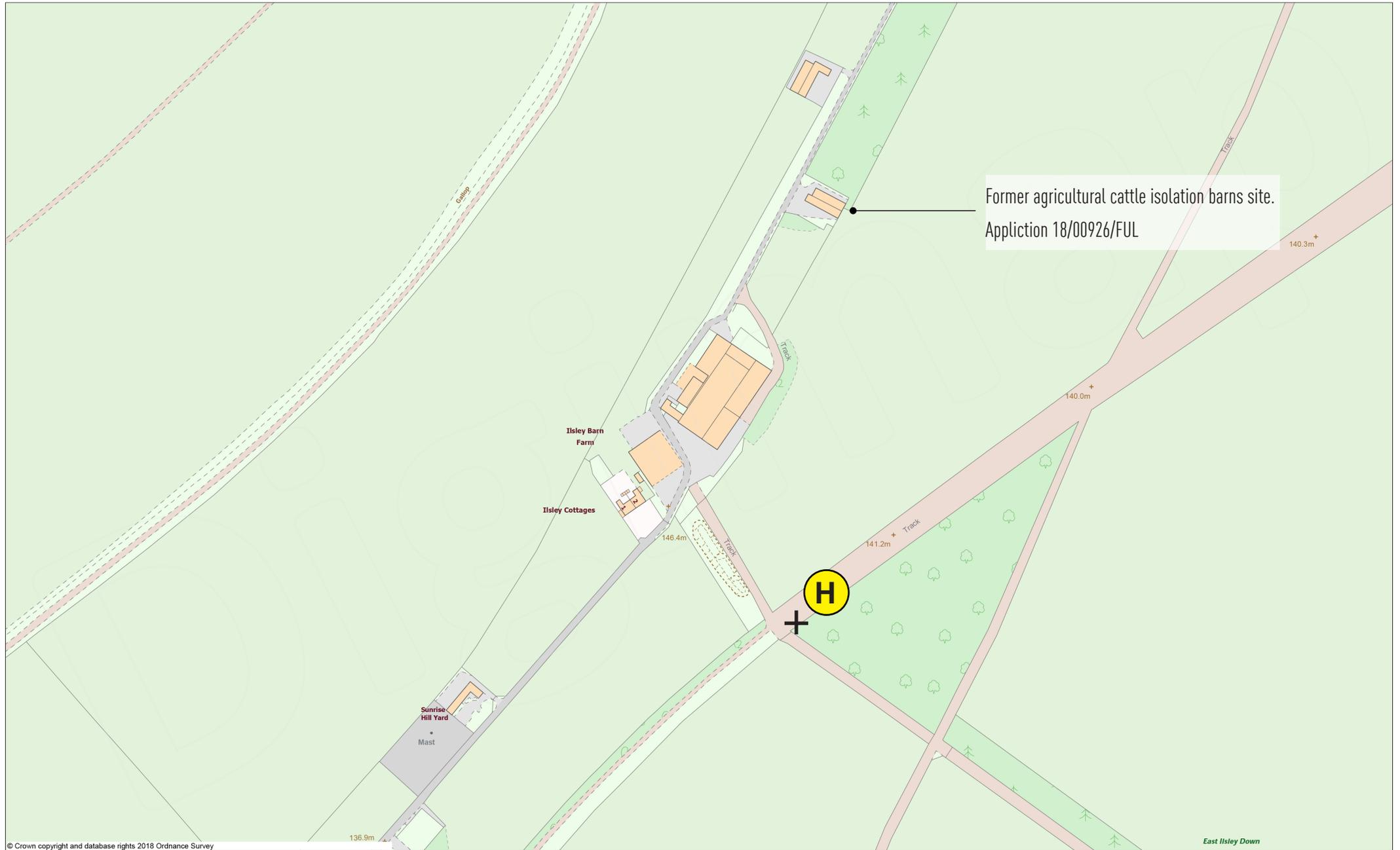
Project No.
990

Drawing Title
**Barn 2
 General Arrangement Ground Floor Plan**

Status	Drawn	Checked
Information	AP	RA
Scale	1:50 @ A1	5/10/2020
Drawing Number	990_GA01	Revision
		11

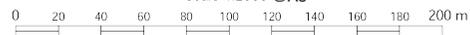
Fire Hydrant Location - Ilsley Barn Farm

As provided by Royal Berkshire Fire and Rescue Service with co-ordination with Thames Water



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Scale 1:2500 @A3



Projection: British National Grid

FIRE RISK ASSESSMENT

STEP 1- IDENTIFY HAZARDS

1.1	Sources of Ignition	YES/NO	LOCATION
1	Hot processes (grinding, cutting)	NO	
2	Naked flames (e.g. welding, cooking, boilers)	NO	
3	Machinery (e.g. motors, bearings, belts)	NO	
4	Ventilation obstructions	NO	
5	Faulty or misused electrical equipment (e.g. multipoint adapters, damaged sockets, wiring appliances)	NO	
6	Unprotected electrical extension leads	NO	
7	Light bulbs/fluorescent tubes near combustible materials	NO	
8	Static electricity	NO	
9	Smoking (cigarettes, matches)	YES	Externally
10	Arson	YES	Wheelie Bins (Possible)
11	Any other potential source of ignition	YES	Air Source Heat Pump - External BBQs (Charcoal) - External Electric Cookers - Kitchens Electrical Equipment - Throughout Toasters - Kitchens

FIRE RISK ASSESSMENT

STEP 1- IDENTIFY HAZARDS

1.2	Sources of Fuel Combustible Materials	YES/NO	LOCATION
1	Any buildings in close proximity which could affect or be affected by a possible fire	NO	
2	Wood (extensive storage/use of)	YES	Wooden Cladding
3	Storage or use of paper, card, plastic, polyurethane e.g. 3.1 Packaging 3.2 Stationery	NO NO	
4	Accumulated combustible raw materials	NO	
5	Congested storage area	NO	
6	Flammable gases (LPG, acetylene, oxygen) 6.1 Bulk 6.2 Cylinders 6.3 Natural Gas	NO NO NO	
7	Flammable liquids (paints, solvents, spirits, petrol, paraffin) 7.1 Bulk 7.2 Portable containers	NO NO	
8	Fuel Oil 8.1 For plant 8.2 For vehicles	NO NO	
9	Accumulated waste materials (e.g. paper shavings, off-cuts, packaging, waste oil, waste chemicals) 9.1 Internal 9.2 External	NO NO	
10	Dust, powdered ingredients	NO	
11	Any other combustible materials	YES	Bedding, Furnishings etc - Throughout
12	Any substances which could cause harm to the environment if involved in a possible fire	NO	

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq?	Risk	Action Required / Risk Details
NO	ITEM			Y or N	H/M/L	
	<u>Control of Ignition Sources</u>					This fire risk assessment is based on the information provided.
1	An adequate permit to work system is in use for any hot works, which details necessary precautions, including external contractors.	Y	No Hot Works	Y	L	Contractors are required to provide a risk assessment and method statement for any hot works.
1.1	The hot works area is inspected at a ½ hour and 1 hour intervals after completion of task.	N/A		Y	L	
2	Are other naked flames in use (e.g. heaters, cookers, ovens, boilers, toasters, fat fryers, shrink wrap tunnels, high intensity lighting).	N		Y	L	
2.1	A suitable shut down procedure is in place for gas appliances.	N/A		Y	L	
3	Planned maintenance (especially motors, bearings, flues, ventilation ducts).					
3.1	A system exists and includes inspection and cleaning.	N/A		Y	L	
3.2	Is followed records are kept.	N/A		Y	L	

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq?	Risk	Action Required / Risk Details
NO	ITEM			Y or N	H/M/L	
4	New and replacement machinery and services are designed to minimise risk of fire and explosion.	Y		Y	L	
	Electricity					
5	All fuses and circuit breakers are correct and suitable for intended use.	Y		Y	L	
5.1	Power points are overloaded.	N		Y	L	
5.2	There are signs of damage to electrical equipment.	N		Y	L	
5.3	Appropriate suppression systems exist for static electricity.	N/A		Y	L	
5.4	Suitable limitation on management of trailing leads and adaptors.	N/A		Y	L	
5.5	A policy exists regarding the use of personal electrical appliances.	N/A		Y	L	
5.6	Portable electrical appliances are correctly tested regularly.	Y	Completed Sep 2024 (6 Monthly)	Y	L	
5.7	Electrical installation condition report has been completed within the last 5 years.	Y	Completed Aug 2020	Y	L	
	Smoking					
6	A policy exists clearly defining designated smoking areas and prohibition elsewhere.	Y		Y	L	Smoking ban enforced.
6.1	Is smoking permitted in appropriate areas.	Y	Externally	Y	L	
7	All potential ignition sources are left in a safe condition at the end of shifts and working day.	N/A		Y	L	

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq?	Risk	Action Required / Risk Details	
NO	ITEM			Y or N	H/M/L		
8	Security of the site is adequate to prevent arson or vandalism at any time.	Y	Wheelie Bins	Y	L	The wheelie bins are a possible arson risk.	
9	Any other potential sources of ignition identified in step 1.1 (item 11) are under adequate control. Having considered the above ignition sources can any be:	Y	Air Source Heat Pump BBQs (Charcoal) Electric Cookers Electrical Equipment Toasters	Y	L		
9.1	Eliminated. or	N		Y	L		
9.2	Substituted by a safer alternative. Give details in the Action Required column.	N		Y	L		
Lightning							
10	Does the building have a lightning protection system.	Y	Surge Protection	Y	L		
10.1	The lightning protection system is inspected on a regular basis, with records being kept.	Y	Completed Annually - Records Not Seen	Y	L		

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq? Y or N	Risk H/M/L	Action Required / Risk Details
NO	ITEM					
	<u>Control of Fuel Sources</u>					
11	All fuel sources are handled, transported, stored and used properly.	Y		Y	L	
12	Highly flammable substances are:					
12.1	Kept in fire resistant stores or cabinets in the work areas.	N/A		Y	L	
12.2	They are adequately separated.	N/A		Y	L	
13	The building structure is non-flammable or has been treated to reduce flame spread.	Y		Y	L	
14	Standards of housekeeping are good and do not permit build-up of flammable materials.	Y		Y	L	
15	Waste storage areas are adequate and are regularly cleared to prevent spread of combustible materials.	Y		Y	L	
16	During non-working hours, doors, windows, and other openings are closed and ventilation systems are shut down.	N/A		Y	L	

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq?	Risk	Action Required / Risk Details	
NO	ITEM			Y or N	H/M/L		
<u>Fire Detection and Warning</u>							
18	There are no parts of the premises where fire could spread undetected and therefore require a detection system.	N	BS5839-Part 6 (Grade D1) Interlinked Detection & F1	N	M	<p>The fire alarm system should be upgraded to BS5839-Part 6 (Grade D1-LD1) to comply with current guidelines.</p> <p>The grade F1 (battery only) detectors in bedrooms should be replaced with interlinked Grade D1 detectors.</p>	
19	Remote transmission of alarm signals to a monitoring station or other.	N		Y	L		
20	The fire alarm warning system can be heard throughout all parts of the site when operated from any single point.	Y		Y	L		
20.1	Operation of the fire alarm system is tested regularly from different call points.	Y	Fire Log Book	N	M		<p>The fire alarms should be tested on each change of guests, with records being kept (currently done weekly).</p>
20.2	Call points are easily accessible.	N/A		Y	L		
21	The alarm system has an effective backup power supply.	Y	Battery Back Up	Y	L		
22	All employees and non-employees know what to do if they discover a fire or hear the alarm.	Y		Y	L		

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq?	Risk	Action Required / Risk Details
NO	ITEM			Y or N	H/M/L	
	<u>Means of Escape</u>					
23	Instructions for means of escape are:					
23.1	Comprehensive and adequate.	Y	Guest Book & Displayed	Y	L	
23.2	The subject of thorough training.	N/A		Y	L	
23.3	Regular escape drills.	N/A	Simultaneous Evacuation	Y	L	
24	Escape is quick, safe and unobstructed via:					
24.1	Normal day to day access points.	Y	Bedroom Exit Doors - Not Lockable Thumb Turn Locks	Y	L	
24.2	Special Fire Exits.	N/A		Y	L	
24.3	Escape staircases and gangways are inspected regularly.	N		N	M	Escape routes (including bedroom exits) should be inspected on each change of guests, with records being kept.
24.4	Electronic lock emergency override green break glasses are tested regularly.	N/A		Y	L	

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq?	Risk	Action Required / Risk Details
NO	ITEM			Y or N	H/M/L	
25	Length of escape route(s) do not exceed the following distances:					
25.1	Where more than one route is provided: 18m-High fire risk area 35m-Normal fire risk area 45m-Low fire risk area	N		Y	L	
25.2	Where only a single route is provided: 9m-High fire risk area 18m-Normal fire risk area 25m-Low fire risk area	N		Y	L	
26	Designated escape routes are:					
26.1	Clearly indicated by suitable signs (pictogram style).	Y		Y	L	
26.2	Are illuminated including emergency back-up lighting.	Y		Y	L	
27	There are enough available exits of adequate width from every room, storey or building.	Y		Y	L	
28	Inner rooms with sole escape through one access room are not of a high fire risk and have measures in place to alert occupants to the fire.	N/A		Y	L	

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STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq?	Risk	Action Required / Risk Details
NO	ITEM			Y or N	H/M/L	
29	Corridors and stairways are to adequate standards (e.g. dimensions, fire resistant partitions and self-closing doors are kept shut).	Y		Y	L	
29.1	Are fire doors and ironmongery inspected regularly.	N/A	No Fire Doors - Each Bedroom Has Its Own Egress	Y	L	
29.2	Tenants of residential buildings are given information on the importance of fire doors to a building's fire safety upon occupation and annually thereafter.	N/A		Y	L	
29.3	Where it is necessary to protect means of escape and/or contents of the building, suitable passive fire protection is installed and maintained.	N/A		Y	L	
30	Disabled persons (mobility, hearing, vision) can escape unaided or an effective support system exists.	Y		Y	L	
30.1	Personal Emergency Evacuation Plans (PEEP's) are in place where required.	N/A		Y	L	
30.2	A suitable policy for lone workers is in place.	N/A		Y	L	
31	Once people are on a designated escape route all doors open in the flow of travel.	Y		Y	L	
31.1	Any fire exit doors required to be kept locked are fitted with a single form of release device (e.g. push bar).	N/A		Y	L	

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq? Y or N	Risk H/M/L	Action Required / Risk Details
NO	ITEM					
	<u>Means of Fighting Fire</u>					
32	Suitable and adequate portable fire extinguishers are provided and maintained throughout the premises. Where required blankets and hose reels are also provided.	Y	Fire Extinguisher Servicing - June 2024	Y	L	
33	Where it is necessary to protect means of escape and/or contents of the building, suitable fixed fire fighting systems are installed.	Y	Fire Hydrant (Private)	Y	L	Informed the fire hydrant is tested annually - no records seen.
34	Fire fighting equipment is stored on unobstructed wall brackets or floor stands sited close to but not obstructing exit routes.	Y		Y	L	
35	Personnel designated to fight fires have been instructed, trained and are given follow-up training.	N/A		Y	L	Personnel are not designated to fight fires.
	<u>Maintenance and Testing</u>					
36	All emergency lighting, fire fighting equipment, detection and warning systems are checked regularly by a competent person and maintained in good working order.	Y N		Y N	L M	Emergency lighting 3 hour discharge test is only needed annually (currently done monthly). Emergency lighting should be tested on each change of guests, with records being kept (currently done monthly).

FIRE RISK ASSESSMENT - Carried Out 27.01.2025

STEP 3 - RISK EVALUATION AND CONTROL		Y/N/NA	Existing Records	Adeq? Y or N	Risk H/M/L	Action Required / Risk Details
NO	ITEM					
	<u>Maintenance and Testing</u>					
36	All emergency lighting, fire fighting equipment, detection and warning systems are checked regularly by a competent person and maintained in good working order.	N		N	M	Fire extinguishers should be visually inspected on each change of guests, with records being kept (currently done weekly).
37	General and technical fire check lists (see H & S manual) are completed regularly. Together with normal line management this ensures that fire fighting equipment and systems are always operating correctly.	Y	Fire Log Book - Office	Y	L	Emergency lighting testing and servicing is recorded in the fire log book. Fire extinguisher visual inspections are recorded in the fire log book.
	<u>Other</u>					
38	A suitable fire safety and risk management policy is in place.	Y	Office	Y	L	
39	A suitable number of employees are sufficiently first aid trained.	N/A		Y	L	
40	A suitable contingency plan is in place for when re-entry to the building is not possible (where required).	N/A		Y	L	
40.1	Suitable emergency premises information is available for the fire service when the building is unoccupied.	N/A		Y	L	
41	External wall systems are present that may require a fire risk appraisal of external walls of residential buildings.	N/A		Y	L	

FIRE EMERGENCY PROCEDURE

See Existing Procedure - Guest Book & Displayed

Name of Company	
Address of premises	
Date Plan Produced and/or Amended	
Name of Person producing (print name) Signature	
1	Action to be taken by person discovering a fire:
2	How the Fire Brigade (and any other Emergency Services) are to be called and who is responsible:
3	Fire Warning system (description of bell/sirens/voice etc. Also types of signals and location of system panels)
4	Evacuation procedures (description of procedures to be followed):
5	Fire fighting equipment provided (location and details):
6	Procedures for liaison with Fire Brigade on arrival (who, where, what etc):

FIRE SAFETY TRAINING OF EMPLOYEES

N/A

	YES/NO	ACTION REQUIRED
<p>1 Training is carried out and recorded:</p> <ul style="list-style-type: none">1.1 On induction1.2 refresher1.3 when the system changes		
<p>2 Training includes:</p> <ul style="list-style-type: none">2.1 Action to take on discovering a fire2.2 How to raise the alarm and what happens next2.3 Action to take upon hearing the fire alarm2.4 Procedures for alerting members of the public, contractors, and visitors, including, where appropriate, directing them to exits.2.5 Arrangements for calling the fire brigade2.6 Evacuation procedures for everyone in the building2.7 Location and, when appropriate, the use of fire fighting equipment2.8 Location of the escape routes, especially those not in regular use.2.9 How to open all escape doors, including the use of any emergency fastenings.2.10 Importance of keeping fire doors closed to prevent spread of fire, heat and smoke2.11 Where appropriate, how to stop machines and processes and isolate power supplies in the event of fire2.12 Reasons for not using lifts (except those specifically installed for evacuation of disabled people)2.13 Importance of general fire safety and good housekeeping		
<p>3 Practical fire drill evacuations are carried out at least 6 months and recorded using different sources for the alleged fires.</p>		
<p>4 Those working in high risk areas receive specific training.</p>		

SUMMARY ACTION PLAN

Comp No.	Brief Comments and Action Needed to Eliminate or Control	By Whom	Target Date	Date Comp
3.18	The fire alarm system should be upgraded to BS5839-Part 6 (Grade D1-LD1) to comply with current guidelines.	Management	3 months	
	The grade F1 (battery only) detectors in bedrooms should be replaced with interlinked Grade D1 detectors.	Management	3 months	
3.20.1	The fire alarms should be tested on each change of guests, with records being kept (currently done weekly).	Management	1 month	
3.24.3	Escape routes (including bedroom exits) should be inspected on each change of guests, with records being kept.	Management	1 month	
3.36	Emergency lighting should be tested on each change of guests, with records being kept (currently done monthly).	Management	1 month	
	Fire extinguishers should be visually inspected on each change of guests, with records being kept (currently done weekly).	Management	1 month	

STEP 5 PLANNED REVIEW

A review assessment should be carried out in 12 months time, unless specific changes occur in the meantime.

Risk Matrix

Consequences of Fire →	Slight Harm	Moderate Harm	Extreme Harm
Likelihood of Fire ↓			
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

Taking into account the fire prevention measures observed at the time of this fire risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Medium

In this context, a definition of the above terms is as follows:

Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

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

Moderate Harm

In this context, a definition of the above terms is as follows:

Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Moderate Risk