

# Fire Risk Assessment

**Prepared For:** DPE

**Address:** Bath Lodge, Dodington Park Estate

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**Consultant:** Oliver Beynon

**Date of Inspection:** 23<sup>rd</sup> September 2025

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# Fire Safety Risk Assessment

If significant risks are discovered, you should consider if they can be reduced: first by removing the hazards and secondly by providing fire protection measures (e.g., automatic fire detection). These points should be addressed in the 'What needs to be done to make each situation safe?' section.

If your premises are located within a larger building and if a fire in your business could affect your neighbours, you should share the findings of your fire safety risk assessment with them. Your fire safety risk assessment must be kept up to date. It is important to update the assessment if anything changes that might affect the risk (e.g., new ignition sources, or use of flammable liquids etc.). If you identify that the likelihood of a fire occurring, or there is a risk to people, you should consider seeking further assistance.

## Emergency Plan

The findings of the fire safety risk assessment should be used to prepare an emergency plan. The plan should set out what to do in the case of fire, identify the escape routes, where to assemble and how to contact the Fire and Rescue Service. The fire safety equipment and any equipment that provides a possible ignition source (e.g., cooking, electrical appliances, etc.) should be regularly maintained to reduce the chance of fire and the risk to people.

Frequent checks should be made to make sure that the storage of materials, especially flammable materials, does not increase the risk of fire, or prevents the use of escape routes. It is important that all members of staff know how to prevent fires and what to do if a fire does occur. To make sure that the emergency plan works regular fire drills should be carried out. For further guidance on the Regulatory Reform (Fire Safety) Order 2005 please contact Atlas Safety Management Ltd.

### The 5-step guide to Fire Safety Risk Assessment

- 1. Identify the fire hazards**
- 1. Identify people at risk**
- 2. Evaluate, remove, reduce and protect from risk**
- 3. Record, plan, inform, instruct and train**
- 4. Review**

## Type 1 Fire Risk Assessment

A Type 1 fire risk assessment is the basic non-destructive FRA required for the purpose of satisfying the FSO. It will consider the arrangements for means of escape and so forth as well as the examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the construction between the flats and the common parts without any opening up. However, in this type of FRA, entry to flats beyond the area of the flat entrance door, is not involved. Where there are suspended ceilings in the common parts, it may be appropriate to lift a sample of readily accessible tiles. It will be normal to open a sample of service risers, provided access is practicable at the time of inspection. Unless there is reason to expect serious deficiencies in structural fire protection – such as inadequate compartmentation, or poor fire stopping – a Type 1 inspection will normally be sufficient for most blocks of purpose-built flats. Where doubt exists in relation to these matters, the action plan of a Type 1 fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists. This should not be a generic recommendation of a Type 1 fire risk assessments; the recommendation should be based on identification of issues that justify reason for doubt.

# Details

**Company Name:** DPE

**Premises Name:** Bath Lodge

**Address:**

Dodington Park Estate

**Responsible Person:** James Drake

**Position:** Health and Safety Manager

**Date of Assessment:** 23<sup>rd</sup> September 2025

**Carried out by:** Oliver Beynon

**Position:** Fire Risk Assessor - AIFSM

**Use of Premises:**

Proposed Holiday Let sat in the Dodington Park Estate

# Occupancy

<b>Times in Use:</b>	<b>Weekdays:</b> 24/7	<b>Weekends:</b> 24/7
<b>Total Persons Present:</b>	<b>Weekdays:</b> 2-4	<b>Weekends:</b> 2-4

# Size

<b>Total Size of Premises (M<sup>2</sup>):</b>	Approximately 70m2
<b>Number of Storeys:</b>	2
<b>Number of Basements:</b>	0

## FRA Step 1: Identify fire hazards (sources of ignition)

Type	Comments	Are existing control measures suitable?		
Portable heaters and heating equipment	No portable heaters are within the premises, heating is via a centralised heating system. There are two Log Burners in place, at the time of the assessment it was not possible to determine if they had an in date Chimney Sweep Certificate in place.		NO	
Electrical Installation Condition Report (EICR)	At the time of assessment there was an indate EICR, the last inspection date was identified as December 2022.		YES	
Gas Safety Certificate	The premises has a mains gas supply, there is an in date Gas Safety Certificate and a carbon monoxide detector is located correctly.		YES	
Portable Appliance Testing (PAT)	At the time of the assessment there were no portable appliances in place. It is believed that all appliances will be new and tested upon installation.		YES	
Are measures adequate to prevent any incidents of arson?	There is no reason to believe that arson is a risk to this building, adequate security measures are in place to prevent access, all areas are free from combustible materials and housekeeping to the external areas are of a high standard		YES	
Is there a No Smoking Policy in place	A No smoking policy will be in place prior to being used as a holiday let.		NO	
Naked Flames (Candles etc)	At the time of the assessment there was no evidence that naked flames or a source that could produce naked flames were present within any part of the premises.		YES	
<b>If you have answered 'No' to any of the questions above, complete the details below:</b>				
	<b>What needs to be done to make each situation safe?</b>	<b>Owner</b>	<b>Date due</b>	<b>Date complete</b>
	Provide Evidence of a recent chimney sweep for the two log burners. Ensure that this is carried out prior to letting.	DPE	Prior to letting	

## FRA Step 1: Identify fire hazards (sources of fuel and oxygen)

Type	Comments	Are existing control measures suitable?		
Are there excessive amounts combustible materials	The premises appeared to be free from excessive amounts of combustible materials at the time of the assessment.		YES	
Furniture and fixings (Curtains, blinds, sofas and beds etc.)	All supplied furniture and fixings, when installed must have the adequate fire rating.		YES	
Flammable material (Gases, liquids, paints, thinners, glues etc.)	No flammable substances/materials were observed anywhere within the premises at the time of this assessment		YES	
Waste materials (Refuse, packaging etc.)	Waste storage area was located in a suitable place and as such would not present a risk of fire within the building.		YES	
If you have answered 'No' to any of the questions above, complete the details below:				
What needs to be done to make each situation safe?	Owner	Date due	Date complete	

# FRA Step 1: Building Structure

Type	Comments			
Fire Doors - installed to all rooms leading to the main escape route	Fire doors have not been installed on all the required rooms.		NO	
Are the fire doors correctly installed and gaps within the legal tolerance	As above		YES	
Have all fire doors been fitted with the required fixtures and functioning correctly	As above		YES	
Are escape routes adequately protected	Due to no fire doors being installed the escape route could not be deemed as compartmentalised or protected. Installation of fire doors to all risk rooms would provide a protected escape route.		NO	
Does the property have cladding to the external walls	The property is of masonry construction and has no cladding fitted externally.		YES	
Could a fire spread to a neighbouring building?	The Property is a detached building and presents no risk of fire spread to a neighbouring building		YES	
<b>If you have answered 'No' to any of the questions above, complete the details below:</b>				
<b>What needs to be done to make each situation safe?</b>	<b>Owner</b>	<b>Date due</b>	<b>Date complete</b>	
Fire doors are required to be fitted to all risk rooms that lead directly on to the escape route, these must be 30-minute fire rated and have all the required fixing attached. These include; Self-closing devices, 3x fire rated hinges, intumescent strips and cold smoke seals, fire rated handles and locks. When doors are fitted it is important to ensure that gaps between door and frame do not exceed 4mm.	DPE	Prior to letting		
Installation of fire doors will see that the escape route has been compartmented to an adequate level.	DPE	Prior to letting		

## FRA Step 2: Identifying people at risk

Type	Findings	Recommendation:
Sensory & mobility risk	It was not possible to ascertain the sensory or mobility needs of the occupants at the time of the assessment.	
Familiarity risk (signage, emergency evacuation procedures)	There is no requirement to display fire exit signage within this property.  Provide a fire action notice in the main entrance of the property to give detail on what to do in the event of an emergency.	Install fire action notice.

## FRA Step 3: Evaluate, remove, reduce and protect from risk

Type	Comments			
Are ignition sources controlled to reduce the chances of fire?	Adequate controls were in place to reduce the risk of fire from the identified ignition sources.		YES	
Are combustible materials kept away from ignition sources?	There were no signs of combustible materials within the building.		YES	
Is your fire alarm system adequate for your premises?	The current fire alarm system in place does not meet the requirements of a two storey holiday let.  The fire alarm system that is required for this property is a Grade D LD2 interlinked, mains-powered system of smoke and heat alarms with battery backup. This system must include alarms in all hallways, landings, and all rooms leading off the main escape route.		NO	
Will everybody be warned if the fire alarm operates?	Currently the alarm system does not cover all areas of the property so it is unlikely that should the alarm be activated it would alert everyone residing in the property.		NO	
Has a Carbon Monoxide detector been provided and located in the appropriate area/s where applicable	Carbon Monoxide Detectors are in place and servicable.		YES	
Are all doors on escape routes easily opened without the need of a key?	At the time of assessment the front final fire exit door has a lock where a key is not required and residents can escape unhindered.		YES	

Is escape from fire available in more than one direction?	There are two possible exits within the property, one being the main front door which has a keyless lock and the other is to the reception room, this door will have a break glass feature due to it opening onto the estate.		YES	
Are all fire exits easily identified by the correct signs where applicable?	There is no signage required in the property due to its simple layout.		YES	
Are escape routes free from obstruction and storage?	There are no signs of obstructions within the escape routes of the building.		YES	
Where possible do all doors on escape routes open in the direction of escape?	Final exit doors do not open in the direction of travel, however, this does not hinder escape.		YES	
Does the building layout provide adequate escape routes to facilitate an escape in a reasonable time?	The layout of the building provides an escape route that would facilitate a prompt escape.		YES	
Is emergency lighting in place?	There is no emergency lighting in place within the building. Due to its simple layout and natural borrowed lighting available a mains emergency lighting system is not required. However it is recommended that plug in emergency torches are available.		YES	
Is the lighting adequate to illuminate circulation routes?	No Action Required		YES	
Is firefighting equipment provided and located in the correct areas?	Fire Blanket is in place within the kitchen, no further requirement for additional extinguishing media.		YES	
Is the firefighting equipment adequate for the risks present?	The Fire Blanket in place is adequate.		YES	
Is housekeeping and general waste management adequate?	The housekeeping within the premises is of a high standard and presents no risks or hazards.		YES	
Can the fire service easily get to your premises?	There are adequate access routes leading to the building.		YES	
<b>If you have answered 'No' to any of the questions above, complete the details below:</b>				
<b>What needs to be done to make each situation safe?</b>	<b>Owner</b>	<b>Date due</b>	<b>Date complete</b>	
Install a new Interlinked fire alarm system that Complies with BS 5839.	DPE	Prior to letting		

## FRA Step 4: Record, plan, inform, instruct and train

Type	Comments			
Is there an emergency plan that details what is required in the event of an emergency?	At the time of the assessment there was no evidence of the buildings emergency plan being displayed within the building.  I would strongly advise on displaying the fire emergency plan within the main entrance of the building with all the correct information on what to do in the event of a fire		NO	
Based on the findings of this assessment is the policy sufficient?	There is currently no policy being implemented and as such display the property's evacuation plan to the front entrance of the property.		NO	
Are there records of testing and maintenance of all installed systems? (Fire Alarm, Emergency Lighting etc.)	Testing and maintenance is being carried out by the on site maintenance team. All records are held centrally.		YES	
If you have answered 'No' to any of the questions above, complete the details below:				
What needs to be done to make each situation safe?	Owner	Date due	Date complete	
Display a fire action notice to the front entrance hallway, this will provide information on the evacuation procedures for the property.	DPE			

## Step 5: Review

Your fire safety risk assessment **MUST** be kept up to date.

### Date of next review

It is recommended that you review your fire safety risk assessment regularly (recommended every 12 months) **OR** if you make changes to the layout of your premises, any changes to work processes, significantly increase the number of combustible materials stored or displayed or sources of ignition, change your opening hours (e.g., to include night time opening etc) or any failures in your fire safety precautions then you should review your fire safety risk assessment.

**September 2026**

*This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.*

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

Assessors Signature:



Date: 23<sup>rd</sup> September 2025

*Atlas Safety  
Management Ltd  
are an Affiliate  
Member of The  
Institute of Fire  
Engineers*



# Fire Risk Assessment

## Level of Fire Risk

In premises where there is a likelihood of a fire starting and spreading quickly, or a fire could start and grow undetected, and affecting the escape routes before people can use them, then the level of risk should normally be regarded at 'higher'.

Such premises might include those where significant quantities of flammable materials are used or stored; ready sources of ignition are present, e.g., heat producing machinery and processes; premises where significant numbers of the people are present and might move slowly or be unable to move without assistance; and premises where the construction provides hidden voids or flues through which a fire could quickly spread.

In premises where there is a low occupancy level and all the occupants are able bodied and capable of using the means of escape without assistance; very little chance of a fire starting; few if any highly combustible or flammable materials or other fuels for a fire; fire is unlikely to spread quickly; and will be quickly detected so that all people will quickly know that a fire has occurred and can make their escape, then the risk can usually be regarded as 'lower'.

In most cases however, the risk will usually be 'normal'.

Taking into account both the active and passive fire prevention measures and general fire precautions observed at the time of this fire safety risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

LOW

NORMAL

HIGH

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.

**Normal:** Normal fire hazards (e.g., potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls.

**High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in the likelihood of fire.

Please note that, although the purpose of the above is to place the risk of fire in context, the approach to fire safety risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this fire safety risk assessment should be addressed by implementing all the recommendations contained in the following action plan.

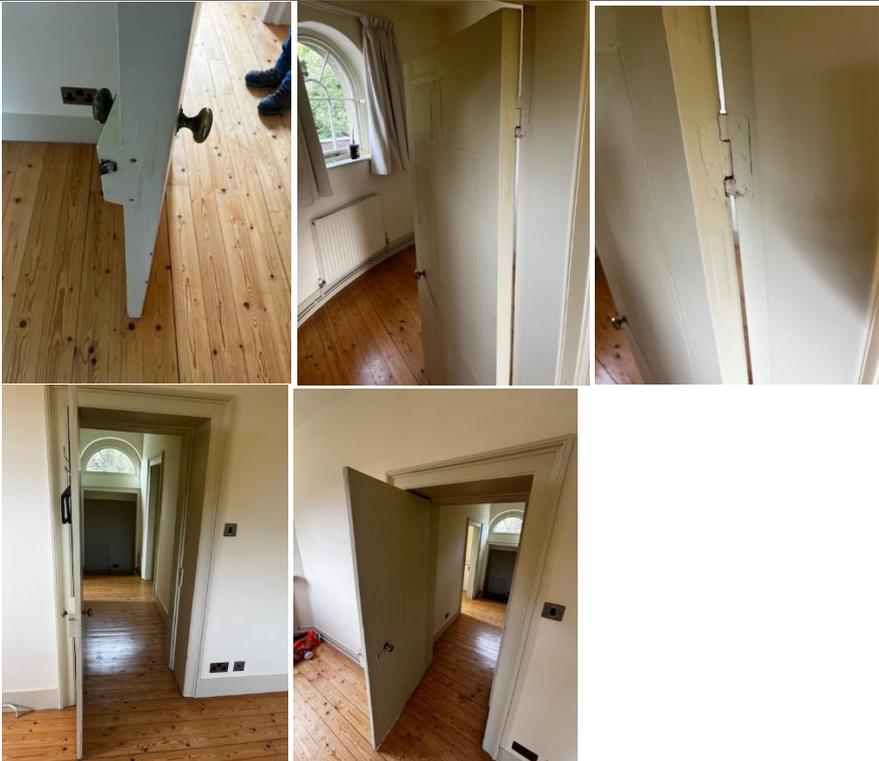
The fire risk assessment should be reviewed regularly (recommended annually).

# Fire Safety Action Plan

Each item should be allocated a priority as follows:

<b>Priority 1:</b>	Needs attention immediately
<b>Priority 2:</b>	Needs attention within 1 month
<b>Priority 3:</b>	Needs attention within the next 6 months
<b>Priority 4:</b>	Needs attention within the next 12 months

#	Action Required	Priority	Action by Whom	Date Completed
1	<p>No portable heaters are within the premises, heating is via a centralised heating system. There are two Log Burners in place, at the time of the assessment it was not possible to determine if they had an in date Chimney Sweep Certificate in place.</p> <p>Provide Evidence of a recent chimney sweep for the two log burners. Ensure that this is carried out prior to letting.</p> 	2	DPE	
2	<p>Fire doors have not been installed on all the required rooms.</p> <p>Recommendation: Fire doors are required to be fitted to all risk rooms that lead directly on to the escape route, these must be 30-minute fire rated and have all the required fixing attached. These include; Self-closing devices, 3x fire rated hinges, intumescent strips and cold smoke seals, fire rated handles and locks. When doors are fitted it is important to ensure that gaps between door and frame do not exceed 4mm.</p>	2	DPE	

				
3	<p>The current fire alarm system in place does not meet the requirements of a two storey holiday let.</p> <p>The fire alarm system that is required for this property is a Grade D LD2 interlinked, mains-powered system of smoke and heat alarms with battery backup. This system must include alarms in all hallways, landings, and all rooms leading off the main escape route.</p>	2	DPE	
4	<p>Display a fire action notice to the front entrance hallway, this will provide information on the evacuation procedures for the property.</p>	2	DPE	