



Fire Risk Assessment to PAS 79-1 2020

Non-Invasive Survey Reference FRA/NW/**RES/0927**

A risk matrix is presented on page 35 with an action plan on page 37



This Fire Risk Assessment has been compiled and formulated as required by the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety (Scotland) Regulations 2006, The Fire & Rescue Services (NI) Order 2006 and The Fire Precautions (Workplace) Regulations (Northern Ireland Only). It has been constructed to be used as a tool for the safe management of a work place and is structured to PAS 79-1.

This report is not intended to provide a detailed interpretation of fire safety legislation, particularly the Regulatory Reform (Fire Safety) Order 2005. For the exact requirements imposed by the legislation, legal terminology and its definitions, reference should be made by the Responsible Person and Duty Holders to the legislation itself. This report largely avoids the use of legal terminology but provides practical guidance on actions that should be taken to comply with the legislation.

Various measures that might be identified as necessary by application of this report, might need the services of third parties, such as contractors who can carry out work on, for example, fire detection and alarm systems, fire-resisting doors, passive fire protection including fire stopping and other fire protection systems. It is important that you ensure that such contractors are competent to carry out the work for which they are engaged, as the ultimate responsibility for compliance of their work with fire safety legislation rests with you. Use of contractors that are certificated under relevant industry approval or certification schemes assists in verification of competence.

PAS 79-1:2020

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT

Responsible person (e.g. employer) or person having control of the premises:

Andrew Gadsden

Address of premises:

1 High Cross Road
Poulton
FY6 8BA

Person(s) consulted:

Andrew Gadsden

Assessor:

Your Fire Risk Assessor for this fire risk assessment is Paul Caldwell-Jones who is qualified, certified, and registered by the Institute of Fire Safety Managers as, a Tier 2 Assessor (No. C1426) to carry out External or Inhouse Fire Risk Assessments for life safety and property protection for legislative compliance, but also in asset management,

enforcement audits and business continuity on the following types of premises.

Normal-Risk/Medium Complex Buildings – including, but not exclusive to, large shops and shopping centres, art centres, museums, leisure centres, assembly buildings, theatres, cinemas, hotels, factories, large offices, residential buildings below 10 storeys in height and mixed use buildings.

For transparency, assessor qualifications and company affiliations are listed below. Formal verification is available via the following publicly accessible fire risk assessor's register:

<https://ifsm.org.uk/fire-risk-assessors/>



Report validated by:

FRA North West Limited

Date of fire risk assessment:

5th February 2025

Date of previous fire risk assessment:

None noted.

Suggested date for review:

Based on the findings and current fire safety management, the assessor has determined that this fire risk assessment should be reviewed as follows: ANNUALLY by a qualified Fire risk assessor. Your next fire risk assessment will be due on 05/02/26

The above review dates are for guidance only and assume that:

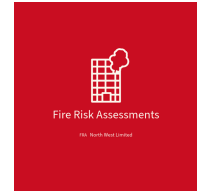
- the current level of fire safety management stays the same
- the actions raised are addressed
- there are no material changes to the premises or the occupants within the timescale advised

Below is a list of changes which, if they occurred, would require a new fire risk assessment to be carried out. This list is for guidance only and is not exhaustive:

Change of use for the premises

Change of occupancy - increase in numbers/high staff turnover/change of occupancy type
Alterations to structure/layout of the building
If required more often for Insurance purposes
If required due to enforcement notice or other assessments which require a new fire risk assessment
A fire incident occurs.

This report is intended to assist you in compliance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the "Fire Safety Order"), which requires that a risk assessment be carried out.



GENERAL INFORMATION

1. THE PREMISES (Clause 12)

1.1	Number of floors at ground level and above:	2
	Number of floors entirely below ground level:	1
	Floors on which car parking is provided:	
1.2	Approximate floor area:	The floor plan is pending, however it is noted that travel distances are not excessive.
	Approximate floor area:	--
	Approximate floor area:	--
1.3	Details of construction and layout:	
		1970s traditional masonry construction. Rear and Front entry ground floor.
1.1.	Occupancy:	
		Air B and B "Type" Occupancy with lets to single family or group entities

2. THE OCCUPANTS (Clause 12)

2.1.	Approximate maximum number of employees at any one time:	1 Cleaning or maintenance staff
2.2.	Approximate maximum number of other occupants at any one time:	Residents (up to 10)
2.3.	Approximate total number of people present in the building at any one time:	10

3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE (Clause 12)

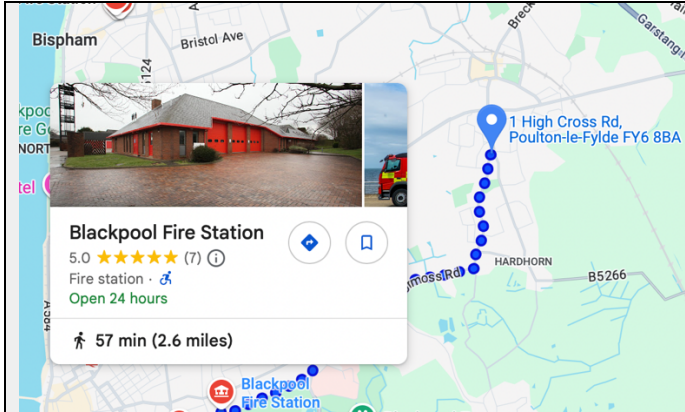
3.1. Sleeping occupants:	10
3.2. Disabled employees:	0
3.3. Other disabled occupants:	Potentially residents although unlikely as no disabled facilities advertised.
3.4. Occupants in remote areas and lone workers:	0
3.5. Young persons employed:	0
3.6. Others:	Contractors or maintenance staff

4. FIRE LOSS EXPERIENCE

No previous fire loss experience was noted or observed on the day of survey.

5. OTHER RELEVANT INFORMATION

Works are still ongoing on this property.
The nearest fire and rescue service is based as per mapping below.



This report relies upon guidance in Making Your Small Guest Paying Accommodation Safe From Fire (2 floors 4 beds/10 people) and FSRA Sleeping Accommodation. Guidance allows for 4 bedrooms on the first floor.

This fire risk assessment does not address the risk to property or business continuity from fire.

External Walls and Building Structure

Please note,

The scope of fire risk assessments has changed with the introduction of the Fire Safety Act 2021. The Act has made inclusion of the buildings' structure and external walls, and anything attached to the exterior of those walls an integral part of an FRA under Article 6 of the FSO, where the building contains two or more sets of domestic premises.

Linked to this, PAS 9980:2022 states that there are cases where an FRAEW is NOT required – traditionally built masonry blocks and “cases where the quantity of combustible material within the external wall construction or on facades, is so small that it can be discounted”.

This property is considered traditionally built masonry (brick) and as such no additional FRAEW survey is recommended.

Structure

The intention for inclusion of 'structure' within the Fire Safety Act is that there should be a visual inspection of the construction and layout of the building on the basis that it will have been built to resist early structural collapse in the event of a fire.

Intrusive inspections are only required if the fire risk assessor has serious concerns about the structural fire protection of the building.

(<https://www.gov.uk/government/publications/fire-safety-act-2021/fire-safety-act-2021-factsheet-information-on-commencement-of-sections-1-and-3-of-the-fire-safety-act>) Cited as current UK Government guidance in October 2024

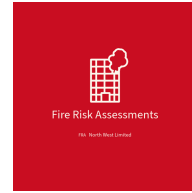
This property is considered traditionally built masonry (brick) and there were no "serious concerns" that it was not built "to resist early structural collapse in the event of a fire."

The property falls within the scope of A Guide To Making Your Small Paying Guest Accommodation safe from fire. If over 10 persons

The guidance is limited to:

- single premises of ground floor, or ground and first floor, providing sleeping accommodation for a maximum of 10 persons, with no more than four bedrooms on the first floor, such as houses, cottages, and chalets

If over 10 guests, fire doors will need to be provided as per FSRA Sleeping Accommodation. i.e. all risk rooms including bedrooms, kitchen etc as per guidance below for FD30s rather than existing notional doors.



6. RELEVANT FIRE SAFETY LEGISLATION

6.1. The following fire safety legislation applies to these premises:

Regulatory Reform (Fire Safety) Order 2005

6.2. The above legislation is enforced by:

Lancashire Fire and Rescue Services

6.3. Other legislation that makes significant requirements for fire precautions in these premises [other than the Building Regulations 2010 (as amended)]:

Other relevant legislation which may apply includes -

- Health & Safety at work Act 1974
- The Electrical Equipment (safety) Regulations 2016
- The Furniture & Furnishings (Fire) (Safety) Regulations 1988/9, 1993 & 2010
- The Gas Safety (Installation & Use) Regulations 1998

6.4. The other legislation referred to above is enforced by:

Health and Safety Executive

6.5. Is there an alterations notice in force?

Yes

No

Relevant information and deficiencies observed:

No alterations, deficiency, enforcement or prohibition notices were noted.



FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

7. ELECTRICAL SOURCES OF IGNITION (Clause 13 and Annex B)

- | | | | | | | |
|------|---|-----|-----|--------------------------|-----|-------------------------------------|
| 7.1. | Are reasonable measures taken to prevent fires of electrical origin? | | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 7.2. | More specifically: | | | | | |
| a) | Are fixed installations periodically inspected and tested? | N/A | | <input type="checkbox"/> | Yes | <input type="checkbox"/> |
| b) | Is portable appliance testing carried out? | N/A | | <input type="checkbox"/> | Yes | <input type="checkbox"/> |
| c) | Is there suitable control over the use of personal electrical appliances? | N/A | | <input type="checkbox"/> | Yes | <input type="checkbox"/> |
| d) | Is there suitable limitation of trailing leads and adapters? | N/A | | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> |

Relevant information (including description of arrangements and deficiencies observed):

7.2a An Electrical Installation Condition Report should be provided for this property at intervals no greater than five yearly. All unsatisfactory findings should be remediated. Whilst an EICR was not in place it is noted that the Responsible Person (RP) is organizing one to be carried out in the coming days.

7.2b PAT testing should be carried out. Whilst PAT Testing was not in place it is noted that the Responsible Person (RP) is organizing PAT Testing to be carried out in the coming days.

7.2 c It is recommended that a note is added to the terms and conditions of rental suggesting that residents to not use personal electrical items that are not PAT Tested and should not use imitation chargers under any circumstances to help reduce the risk of phone battery or laptop battery fires.

7.2d Trailing leads were not observed.

8. SMOKING (Clause 13 and Annex B)

- 8.1. Are reasonable measures taken to prevent fires as a result of smoking? Yes No
- 8.2. More specifically:
- a) Is smoking prohibited in the building? Yes No
- b) Is smoking prohibited in appropriate areas? N/A Yes No
- c) Are there suitable arrangements for those who wish to smoke? Yes No
- d) Did the smoking policy appear to be observed at time of inspection? Yes No

Relevant information (including description of arrangements and deficiencies observed):

No deficiencies were observed on the day of survey.
8.2c A smoking area is to be provided in the garden.

9. ARSON (Clause 13 and Annex B)

- 9.1. Does basic security against arson by outsiders appear reasonable?¹ Yes No
- 9.2. Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders? Yes No

Relevant information (including description of arrangements and deficiencies observed):

No particular risk for arson was observed.

10. PORTABLE HEATERS AND HEATING AND VENTILATION INSTALLATIONS (Clause 13 and Annex B)

¹ Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, this should be obtained from a security specialist.



- | | | | | | | | |
|-------|---|-----|-------------------------------------|-----|-------------------------------------|----|--------------------------|
| 10.1. | Is there satisfactory control over the use of portable heaters? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 10.2. | Are fixed heating and ventilation installations subject to regular maintenance? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

Relevant information (including description of arrangements and deficiencies observed):

10.2 A gas safe certificate should be provided. It is noted that the Responsible Person (RP) intends to provide this in the coming days.

The property has electrical underfloor heating. Installation and commissioning reports should be provided. The system should be serviced as per manufacturer's recommendations.

No portable heaters in situ.

11. COOKING (Clause 13 and Annex B)

- | | | | | | | | |
|-------|---|-----|--------------------------|-----|-------------------------------------|----|--------------------------|
| 11.1. | Are reasonable measures taken to prevent fires as a result of cooking? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 11.2. | More specifically, are filters cleaned or changed and ductwork cleaned regularly? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

Relevant information (including description of arrangements and deficiencies observed):

Embedded culture for clean kitchen and regular cleaning because of the sector. It is recommended that there is no use of deep fat frying within the property and that fat frying facilities are not provided.

12. LIGHTNING (Clause 13 and Annex B)

- | | | | | | | | |
|-------|---|--|--|-----|--------------------------|----|-------------------------------------|
| 12.1. | Does the building have a lightning protection system? | | | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
|-------|---|--|--|-----|--------------------------|----|-------------------------------------|

Relevant information (including description of arrangements and deficiencies observed):

12.1 Whilst lightning protection deserves consideration by the responsible person, it is noted that the risk of a lightning strike on this building is low.

13. HOUSEKEEPING (Clause 13 and Annex B)

13.1. Is the overall standard of housekeeping adequate? Yes No

13.2. More specifically:

a) Do combustible materials appear to be separated from ignition sources? Yes No

b) Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided? Yes No

Relevant information (including description of arrangements and deficiencies observed):

13.2b Household waste is collected fortnightly and no accumulation of waste causing unnecessary fire load was noted on the day of the survey.

14. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS (Clause 13 and Annex B)

14.1. Is there satisfactory control over works carried out in the building? N/A Yes No

More specifically:

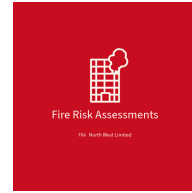
a) Where appropriate, are fire safety conditions imposed on outside contractors? N/A Yes No

b) Where appropriate, is a permit to work system used (e.g. for "hot work")? N/A Yes No

c) Are suitable precautions taken by in-house maintenance personnel who carry out works? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

14.1 Although limited contractor works are currently envisaged, RAMs should be expected from any contractor and fire safety procedures should be disseminated to contractors before commencement of works.



15. DANGEROUS SUBSTANCES² (Clause 13)

- 15.1. Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises³? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

No dangerous substances beyond negligible quantities of cleaning fluids were noted on the day of the survey.

16. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION

- 16.1. Hazards:

No significant hazards that warrant consideration were noted on the day of the survey.

Relevant information (including description of arrangements and deficiencies observed):

FIRE PROTECTION MEASURES

17. MEANS OF ESCAPE [Clause 15c) and Annex C]

- 17.1. Is the design and maintenance of the means of escape considered adequate? Yes No

- 17.2. More specifically:

² For the purpose of this risk assessment and the Fire Safety Order, dangerous substances are primarily explosive, highly flammable or flammable substances and oxidizing agents.

³ Small quantities with negligible impact on the appropriate fire precautions need not be taken into account.

- | | | | | | | |
|---|-----|-------------------------------------|-----|-------------------------------------|----|--------------------------|
| a) Do staircase and exit capacities appear to be adequate for the number of occupants ⁴ ? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| b) Are there reasonable distances of travel: | | | | | | |
| - where there is escape in a single direction? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| - where there are alternative means of escape? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| c) Is there adequate provision of exits? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| d) Do fire exits open in the direction of escape, where necessary? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| e) Are there satisfactory arrangements for escape where revolving doors or sliding doors are used as exits? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| f) Are the arrangements provided for securing exits satisfactory? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| g) Is a suitable standard of protection designed for escape routes? | N/A | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| h) Are there reasonable arrangements for means of escape for disabled people? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

Relevant information (including description of arrangements and deficiencies observed):

It is noted that this property is not being advertised for disabled people. Travel distances are appropriate. It is noted that there are sufficient exits for downstairs, (front and back) without going through the rear storage area.

⁴ Based on current occupancy information provided. Detailed calculations (e.g. using floor space factors to predict maximum occupancy) are not carried out.



Table 2: Suggested travel distances

Escape routes	Suggested range of travel distance
Where more than one escape route is provided	25m in higher fire-risk area ¹ 45m in normal fire-risk area 60m in lower fire-risk area ²
Where only a single escape route is provided	12m in higher fire-risk area ¹ 18m in normal fire-risk area 25m in lower fire-risk area ²

Note 1:
Where there are small high-risk areas this travel distance should apply. Where the risk assessment indicates that the whole building is high-risk, ask advice from a competent person.

Note 2:
The travel distance for lower risk premises should only be applied in exceptional cases in the very lowest risk premises where densities are low, occupants are familiar with the premises, excellent visual awareness, and very limited combustibles.

17.3. Are fire-resisting doors maintained in sound condition and self-closing, where necessary? N/A Yes No

A modern fire door set usually has smoke seals and is referred to as an FD30s or FD60s fire door. FD meaning fire door, 30 or 60 refers to the amount of time in minutes that the door has been tested to withstand a fire for and s, meaning it is fitted with smoke seals and/or intumescent seals. Fire doors generally are fitted with a self-closing device or are locked shut when not in use and should have 3 fire rated hinges. Whilst the following guidance is published by the UK Government with reference to flat doors, it is relevant to this property. Doors should align with this guidance.

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022-fire-door-guidance/fire-safety-england-regulations-2022-fire-door-guidance>

More specifically:

- a) Are fire-resisting doors maintained in sound condition and self-closing, including intumescent strips, smoke seals and appropriate gap sizes where necessary? N/A Yes No
- b) Is the fire-resisting construction protecting escape routes in sound condition⁵? N/A Yes No
- c) Are all internal and external escape routes clear of obstructions? N/A Yes No
- d) Are all fire exits easily and immediately openable? N/A Yes No

⁵ This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you might consider arranging for an invasive survey by a competent specialist.

Relevant information (including description of arrangements and deficiencies observed):

17.3 Whilst outside guidance requirements which does not specify fire rated doors, the kitchen door is not fire rated. Upgrading the kitchen door to fd30s (Fire door guidance below) should be considered to maintain fire spread from a kitchen fire.

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022-fire-door-guidance/fire-safety-england-regulations-2022-fire-door-guidance>

17.3d All final exit doors should have thumb turn locks installed to facilitate easy exit without the use of a key or numeric pad.



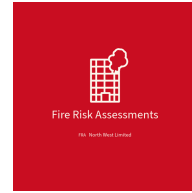
18. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT [Clause 15g]]

18.1. Is it considered that there is:

- | | | | | |
|---|-----|-------------------------------------|----|--------------------------|
| a) compartmentation of a reasonable standard ⁶⁷ ? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| b) reasonable limitation of linings that might promote fire spread? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

⁶ This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.

⁷ A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.



18.2. As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

No deficiencies observed.

19. EMERGENCY ESCAPE LIGHTING [Clause 15e]

19.1. Has a reasonable standard of emergency escape lighting system been provided⁸? N/A Yes No

BS 5266-1 - A minimum duration of 3 hours should be used for emergency escape lighting if premises will not be evacuated immediately in a supply failure, such as sleeping accommodation or places of entertainment, or if the premises will be reoccupied when the supply is restored, without waiting for batteries to recharge.

A minimum duration of 1 hour should be used only if the premises will be evacuated immediately on supply failure and NOT reoccupied until full capacity has been restored to the batteries.

It would be advised that the Responsible Person checks the duration of the battery power for their emergency lights and the minimum time of either 1 hour or 3 hours will be recommended by the assessor below.

Type of lighting installed - Maintained/Non maintained & recommended minimum duration -

Non-maintained emergency lighting luminaires are installed meeting the recommendations of BS5266-1. The recommended illumination duration is 3 hour.

Relevant information (including description of arrangements and deficiencies observed):

Whilst there is borrowed lighting an emergency spotlight or luminaire should be provided in the downstairs hall.

⁸ Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.



20. FIRE SAFETY SIGNS AND NOTICES [Clause 15d)]

- 20.1. Is there a reasonable standard of fire safety signs and notices? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

20.1 Emergency directional signage is not necessary. Residents should be advised to understand exit routes at the start of letting.

21. MEANS OF GIVING WARNING IN CASE OF FIRE [Clause 15b)]

- 21.1. Is a reasonable fire detection and fire alarm system provided⁹? N/A Yes No
- 21.2. Is there remote transmission of alarm signals? N/A Yes No
- 21.3. Is a zone plan displayed? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

21.1 Aico (or similar as per emailed specification) D1 Tamper proof smoke detectors – 9 in total and 1 heat detector for the kitchen which are D1 and mains wired with 10 year battery backup are being installed. This should be completed before any lettings. It is noted that the responsible person has organized this installation as of Wednesday 07/02/25.

Relevant information on false alarm experience (if known):

⁹ Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.



No false alarm experience noted.

22. MANUAL FIRE EXTINGUISHING APPLIANCES [Clause 15f)]

22.1. Is there reasonable provision of manual fire extinguishing appliances? N/A Yes No

22.2. What type(s) of appliances are provided?

Portable fire extinguishers: Hose reels: Fire blankets:

22.3. Are all fire extinguishing appliances readily accessible? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

22.1 Fire extinguisher should be provided.
<https://www.safelincs.co.uk/britannia-p50-water-mist/>

- Suitable for use on Class A fires (2ltr model is also suitable for Class F fires) and [live electrical equipment](#) up to 1000 Volts
- 10-year guarantee and a 20-year lifespan (refurbishment required after 10 years)
- CE marked and Kitemarked to BS EN3 by BSI

22.1 A fire blanket should be installed.

23. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS¹⁰⁾ [Clause 15h)]

23.1. Type of fixed system:

No water mist or sprinkler system in situ.

Relevant information (including description of arrangements and deficiencies observed):

¹⁰ Relevant to life safety and this risk assessment (as opposed to property protection).

24. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT¹¹) [Clause 15i]

24.1. Type of fixed system:

None noted.

Relevant information (including description of arrangements and deficiencies observed):

24.2. Is there suitable provision of firefighters' switch(es) for high voltage luminous tube signs, etc.? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

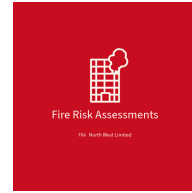
There are no luminous signs in situ.

24.3. Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

No PV in situ.

¹¹ Relevant to life safety and this risk assessment (as opposed to property protection).



MANAGEMENT OF FIRE SAFETY

25. PROCEDURES AND ARRANGEMENTS (Clause 16)

25.1. Safety assistance:

The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventive and protective measures (i.e. relevant general fire precautions) is:

Andrew Gadsden

25.2. Fire safety at the premises is managed by¹²⁾ :

Andrew Gadsden

25.3. Is there a suitable record of the fire safety arrangements? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

25.3 All fire safety arrangements and fire safety measures including timelines, test dates and service dates should be documented. Further information and a checklist is provided within the action plan.

25.4. Are procedures in the event of fire appropriate and properly documented, where appropriate¹³⁾? Yes No

More specifically:

¹² This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.
¹³ Based on brief review of procedures at the time of this fire risk assessment. In-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated.

- | | | | | | | |
|--|-----|-------------------------------------|-----|--------------------------|----|-------------------------------------|
| a) Are there adequate procedures for investigating fire alarm signals? | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| b) Are there suitable arrangements for summoning the fire and rescue service? | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| c) Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to firefighters? | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| <ul style="list-style-type: none"> • Plan of the building or site. • Location of electricity cut off. • Location of gas cut off (if gas is on site). • Location of water cut off. • Location and quantity of any chemicals that may pose a danger during fire-fighting operations. • Emergency contact list (eg Key holders/Responsible person/Landlord) with telephone numbers. • Copy of the emergency plan. • Type and location of any fixed fire-fighting systems installed (e.g. sprinklers). • If applicable - details of any PEEPS in place. | | | | | | |
| d) Are there suitable arrangements for ensuring that the premises have been evacuated? | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| e) Is there a suitable fire assembly point(s)? | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| f) Are there adequate procedures for evacuation of any disabled people who are likely to be present? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

Relevant information (including description of arrangements and deficiencies observed):

25.4 Procedures should be documented for residents in the event of a fire. The following are provided to adapt and disseminate to all residents before commencement of letting. An assembly point outside the curtilage of the property should be documented.

Step 1 – Raise the Alarm



Anyone discovering a fire should raise the alarm immediately, regardless as to how small the outbreak is or how innocuous it appears to be. Fires can develop very quickly and every second counts.

The Fire & Rescue Service (999) should be called, with the name, address and full postcode of the property given clearly, along with any helpful information such as the fire type and location.

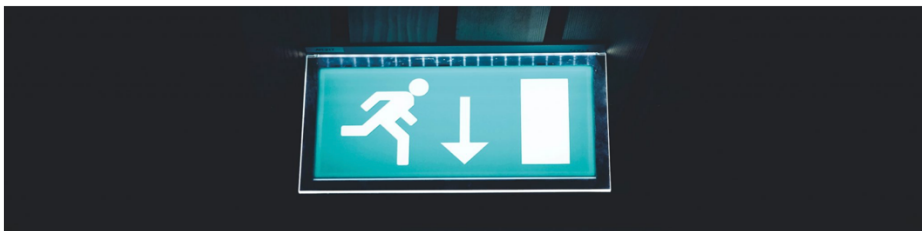
If the alarm has sounded automatically, assigned office fire marshals should investigate the alarm condition as everyone else evacuates the building. If it is a genuine fire condition, and if the fire is small and manageable (about the size of a waste paper bin on fire), and the appropriate type of fire extinguisher is available, then somebody may attempt to extinguish the fire, but only if they have been trained to do so.

They should make sure that their escape route is never compromised by the fire, as well as ensuring they are confident that they understand the fire type and adjacent risks. Similarly, they should retreat if, despite their best efforts, the fire continues to grow. Fire marshals will “sweep” their designated areas of the building to ensure that everyone is out safely.

In summary:

- ✔ Raise the alarm.
- ✔ Call the Fire & Rescue Service (999).
- ✔ Fire Marshals should check escape routes.

Step 2 – Evacuate



Evacuation should be prompt and calm, with everyone making their way to the designated assembly point.

Any hazardous machinery or processes should be shut down in line with the fire evacuation procedure for the site.

Do not stop to collect any personal belongings, and never use lifts in the event of a fire – this is because the lift could stop working, trapping you inside, or the doors could open on the afflicted level and expose the occupants to flames, heat and toxic gases.

Head directly to the nearest emergency fire exit. Put your hand against any doors you go through to check that the fire is not on the other side, and the last person out should try to close doors behind them to prevent the fire spreading through the building's "fire compartments" and also to reduce the level of oxygen available in any room to feed the fire.

If the escape route is affected by smoke, drop down onto the ground and crawl, as the available air will be cleaner closer to the ground.

In summary:

- ✔ Be prompt and calm.
- ✔ Turn off any hazardous machinery.
- ✔ Do not stop to collect personal belongings.
- ✔ Head to the nearest fire exit.



Step 3 – Get to the Assembly Point



One of the most important steps in any fire evacuation plan is choosing an assembly point.

The location of the assembly point must be easily accessed by all exiting persons and should have safe access for the emergency services. Once you have exited the building, everyone should meet at the designated assembly point. A headcount (or nominal roll call) should be performed, making sure that any visitors are accounted for.

You should not re-enter the building until told to do so by an attending Fire Officer.

In summary:

- ✔ Meet at assembly point.
- ✔ Headcount.
- ✔ Don't re-enter building.

If You Become Trapped Inside

- ✔ Try and get to a room with a window.
- ✔ If you're on the first floor, open a window and lower yourself to arm's length, then drop to the floor.
- ✔ Never jump from a window and make sure to first throw down some soft materials onto the ground outside.
- ✔ If you're too high up to attempt this, then use the window to call for help and also call 999.
- ✔ Block the gaps under doors with materials such as clothing, bedding, towels etc. to prevent smoke from entering.

If your clothes ever catch fire, don't run around as this will fan the flames; instead, remember:

- ✔ **Stop**
- ✔ **Drop**
- ✔ **Roll**

Stop immediately, **drop** to the ground and **roll** to smother the flames.

Further information and a checklist is provided within the action plan.

25.5. Are there persons nominated to use fire extinguishing appliances? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

Not relevant

- 25.6. If the premises are in multiple occupation, are there adequate arrangements for cooperation between duty holders to ensure coordination of their fire safety arrangements? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

All residents should be given fire safety procedures.

- 25.7. Are there persons nominated to assist with evacuation, including evacuation of disabled people? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

- 25.8. Is there appropriate liaison with fire and rescue service (i.e. by fire and rescue service crews visiting for familiarization visits?) N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

- 25.9. Are routine in-house inspections of fire precautions undertaken (e.g. in the course of health and safety inspections)? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):



26. TRAINING AND DRILLS [Clause 16h]

26.1. Are all staff given adequate fire safety instruction and training?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
More specifically:						
a) Are they trained on induction?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
b) Are they given periodic refresher training?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
c) Are they given additional training to cover any specific roles and responsibilities?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
d) Is the content of training provided considered adequate ¹⁴ ?	N/A	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

The following topics, where appropriate, should be covered:
Warden and Marshall Training should be carried out.

- Action on discovering a fire.
- How to raise the alarm.
- Action to be taken on hearing the alarm.
- Procedures for informing the public including where appropriate, directing them to an exit.
- The evacuation procedure from the premises to an assembly point at a place of safety.
- Location and use of fire-fighting equipment.
- Location of escape routes.
- How to open escape doors.
- Importance of fire doors.
- Good housekeeping.

¹⁴ Based on brief consideration of the scope of such training. In-depth evaluation is outside the scope of this fire risk assessment.

- Results of the most recent fire risk assessment.

Relevant information (including description of arrangements and deficiencies observed):

- 26.2. Are fire drills carried out at appropriate intervals? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

n/a .

- 26.3. When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

Any cleaning staff or contractors should be provided with procedures and arrangements. They should always provide RAMs.

27. TESTING AND MAINTENANCE [Clause 16j)]

The 'Responsible Person/Duty Holder' is required 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.

- 27.1. Is there adequate maintenance of the premises? Yes No

Relevant information (including description of arrangements and deficiencies observed):



See below.

27.2. Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

27.2 Alarm detectors should be tested during handover cleaning. At least weekly. Detectors should be serviced as per manufacture’s recommendations.

27.3. Are monthly and annual testing routines in place for the emergency escape lighting? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

27.3 Once (if) installed, emergency lighting should be tested during handover cleaning. At least weekly. Emergency lighting should be serviced as per manufacture’s recommendations.

27.4. Is annual maintenance of fire extinguishing appliances undertaken? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

27.4 Extinguishers and fire blankets should be serviced annually or as per manufacturer’s recommendations.

27.5. Is periodic inspection of external escape staircases and gangways undertaken? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

No external stairs or gangways in situ.

- 27.6. Are six-monthly inspection and annual testing of rising mains undertaken? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

No rising mains in situ.

- 27.7. Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

There is no lift in situ.

- 27.8. Are weekly testing and periodic inspection of sprinkler installations undertaken? N/A Yes No

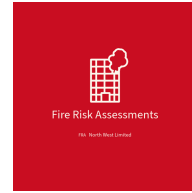
Relevant information (including description of arrangements and deficiencies observed):

No sprinkler system or water mist systems are employed in this property.

- 27.9. Are routine checks of final exit doors and/or security fastenings undertaken? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

27.9 Final exit doors should be periodically inspected.



27.10. Are annual inspection and testing of the lightning protection system undertaken? N/A Yes No

Relevant information (including description of arrangements and deficiencies observed):

There is no lightning protection system in situ.

27.11. Other relevant inspections or tests:

None noted.

Relevant information (including description of arrangements and deficiencies observed):

28. RECORDS [Clause 16k]

28.1. Are there appropriate records of:

- | | | | | | | |
|-------------------------------------|-----|-------------------------------------|-----|--------------------------|----|-------------------------------------|
| a) Fire drills? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| b) Fire training? | N/A | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| c) Fire alarm tests? | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| d) False alarms? | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| e) Emergency escape lighting tests? | N/A | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |

f) Maintenance and testing of other fire protection systems and equipment?

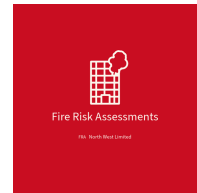
N/A

Yes

No

Relevant information on false alarm experience (if known):

28.1 Records should be maintained in the attached fire safety log or equivalent for all tests and services as per 28.1 i.e. alarm detectors, emergency lighting and extinguishers.



FIRE RISK ASSESSMENT

The following simple risk level estimator is based on a commonly used risk level estimator:

Potential 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 risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low Medium 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.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire 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:

Slight harm Moderate harm Extreme 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 sleeping 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:

Trivial Tolerable Moderate Substantial Intolerable

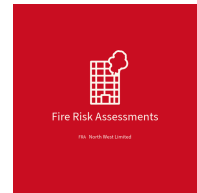
Comments:

Simultaneous Accommodation is recommended as per procedures.

A suitable risk-based control plan should involve effort and urgency that are proportional to risk. The following risk-based control plan is based on one advocated for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

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



ACTION PLAN

It is considered that the following actions should be implemented in order to reduce fire risk to, or maintain it at, the following level:

Trivial

Tolerable

Definition of priorities (where applicable):

PRIORITIES

RED HIGH RISK

A serious breach of the Fire Safety Order which if not actioned would significantly increase the risk of fire or injury. Failure to reduce the risk could result in substantial injury to relevant persons. Actions or omissions of this nature would normally constitute an offence liable to enforcement or prosecution actions by the Fire Authority. The time scales given are normally short – **from immediate up to one month.**

Examples include blocked or locked fire exits, insufficient alarm systems, serious electrical deficiencies

YELLOW MEDIUM RISK

A lesser breach of the Fire Safety Order or property risk, which if not resolved may present a risk of fire or injury. Failure to reduce the risk could result in a moderate injury to relevant persons. Compliance may still be required to satisfy enforcing authorities but longer time scales are given, such as **2 to 4 months.**

Examples include breaches in compartmentation.

GREEN LOW RISK.

Poor practices or features that whilst not presenting a serious risk would detract from the overall impact on the fire safety provisions within the premises. Also includes provision or practices and features that are preferable over and above the minimum standards required under the Fire Safety Order. Time scales are **variable** and could be **up to 12 months.** The acts or omissions would normally be tolerable but actions should still be implemented to maintain the risk level at a tolerable level.

Examples include poor or incomplete signage.

TIMESCALES

- A) IMMEDIATE ACTION REQUIRED
- B) SHORT TERM WITHIN 2-4 MONTHS
- C) MEDIUM TERM 3-6 MONTHS
- D) IMPLEMENTATION WHEN THE OPPORTUNITY ARISES i.e. during building upgrades and modernization.

This report should be shared with all relevant persons and duty holders.

Please note RED recommendations may attract the attention of Fire and Rescue Services and may constitute a serious breach of the Regulatory Reform (Fire Safety) Order 2005. Failure to reduce the risk may result in substantial injury to relevant persons.

Time scales are for the commencement of action, not completion of the works.

RED HIGH RISK - Immediate to 1 month action required

None noted.

YELLOW MEDIUM RISK - 2-4 month action required unless otherwise stated

7.2a An Electrical Installation Condition Report should be provided for this property at intervals no greater than five yearly. All unsatisfactory findings should be remediated. Whilst an EICR was not in place it is noted that the Responsible Person (RP) is organizing one to be carried out in the coming days. **(One month action)**

7.2b PAT testing should be carried out. Whilst PAT Testing was not in place it is noted that the Responsible Person (RP) is organizing PAT Testing to be carried out in the coming days. **(One month action)**

10.2 A gas safe certificate should be provided. It is noted that the Responsible Person (RP) intends to provide this in the coming days.

17.3d All final exit doors should have thumb turn locks installed to facilitate easy exit without the use of a key or numeric pad. **(Immediate action)**

20.1 Emergency directional signage is not necessary. Residents should be advised to understand exit routes at the start of letting. **(Immediate action)**

21.1 Aico (or similar as per emailed specification) D1 Tamper proof smoke detectors – 9 in total and 1 heat detector for the kitchen which are D1 and mains wired with 10 year battery backup are being installed. This should be completed before any lettings. It is noted that the responsible person has organized this installation as of Wednesday 07/02/25. **(Immediate action)**

22.1 Fire extinguisher should be provided. **(Immediate action)**

<https://www.safelincs.co.uk/britannia-p50-water-mist/>

- Suitable for use on Class A fires (2ltr model is also suitable for Class F fires) and [live electrical equipment](#) up to 1000 Volts
- 10-year guarantee and a 20-year lifespan (refurbishment required after 10 years)
- CE marked and Kitemarked to BS EN3 by BSI



22.1 A fire blanket should be installed. **(Immediate action)**

25.4 Procedures should be documented for residents in the event of a fire. The following are provided to adapt and disseminate to all residents before commencement of letting. i.e. in the welcome pack. An assembly point outside the curtilage of the property should be documented. see extracts in 25.4

- Stay calm
- Alert everyone inside the house and use the alarm as per instructions
- Using pre-planned escape route, get everyone out as quickly as possible. Do not delay by gathering possessions. You need to act quickly.
- Try to keep windows and doors closed when evacuating (only open them to escape) – if possible close the door to the room where the fire is located and close all doors behind you – this will delay the spread of fire
- If there is a lot of smoke stay close to the floor – smoke rises so the lower air is cleaner and easier to breathe
- Only use any provided extinguishers if you are not going to endanger yourself and are appropriately trained in their use.
- If you are unsure as to the whereabouts of the fire, make sure you check doorknobs with the back of your hand before opening it (the fire could potentially be on the other side).
- Call 999
 - Once you are outside and safe, call 999
 - Give your full address, details of where you are
 - Details of the building on fire
 - Details of anyone still inside and their whereabouts (if known)
- Don't go back into the building. Wait for the Fire Service to arrive. By going back into the building, you may hinder their efforts to put out the flames and put your life at risk.
- Meet at a designated assembly

(Immediate action)

27.2 Alarm detectors should be tested during handover cleaning. At least weekly. Detectors should be serviced as per manufacture's recommendations. **(Immediate action)**

GREEN LOW RISK – 4-12 month action required unless otherwise stated

7.2 c It is recommended that a note is added to the terms and conditions of rental suggesting that residents to not use personal electrical items that are not PAT Tested and should not use

imitation chargers under any circumstances to help reduce the risk of phone battery or laptop battery fires. **(One month action)**

14.1 Although limited contractor works are currently envisaged, RAMs should be expected from any contractor and fire safety procedures should be disseminated to contractors before commencement of works.

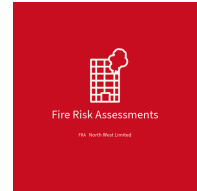
17.3 Whilst outside guidance requirements which does not specify fire rated doors, the kitchen door is not fire rated. Upgrading the kitchen door to fd30s (Fire door guidance below) should be considered to maintain fire spread from a kitchen fire. An increase (over 10 sleeping) guests moves this property into guidance from FSRA Sleeping Accommodation.

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022-fire-door-guidance/fire-safety-england-regulations-2022-fire-door-guidance>

25.3 All fire safety arrangements and fire safety measures including timelines, test dates and service dates should be documented. It is recommended that the following is added to the welcome pack and that a bold notice requests that residents read the advice.

Please Familiarize Yourself and your fellow residents with procedures in the event of a fire. (see 25.4)

- Provide advice to prevent electrical fires – switch off and unplug appliances when not in use, don't overload extension leads and plug sockets. Tenants should take care not to trail leads throughout any of the escape routes.
- Remind tenants to take care when in the kitchen – remove pans from the heat if leaving the kitchen, keep tea towels and cloths away from the cooker and hob, clean the oven, hob and grill frequently as a build-up of grease can ignite a fire. Use of fat fryers should be expressly prohibited.
- Fire blanket usage instructions should be copied and given to tenants
- Ask tenants to keep Christmas cards and decorations away from heaters whether fixed or portable, fireplaces and candles and not to leave candles and open flames unattended
- Advise tenants to minimize the use of flammable substances and never to leave any near a heat source. Clothes dried near heaters cause thousands of property fires every year.
- Smoking should ideally be prohibited within the property and curtilage.
- Use of vapes and vape charges should ideally be prohibited within the property and curtilage.
- Remind tenants to keep escape routes and exits free of obstructions and not to prop open or wedge fire doors
- Make sure tenants don't store combustible objects near boilers or fuse boxes
- Any worn carpeting or other trip hazards should be notified to the landlord
- Any signage or instructions should be in a readily understandable language
- Instruction advice for cooking and other electrical appliances should be made available to all tenants
- Instruction and advice on how and when to use the alarm system to avoid false fire alarms.



- Tenants should not under any circumstances interfere with the alarm detectors or emergency lighting.
- Tenants should not under any circumstances misuse any extinguishers or the provided fire blanket. **(Immediate action)**

27.3 Once (if) installed, emergency lighting should be tested during handover cleaning. At least weekly. Emergency lighting should be serviced as per manufacture's recommendations.

27.4 Extinguishers and fire blankets should be serviced annually or as per manufacturer's recommendations.

28.1 Records should be maintained in the attached fire safety log or equivalent for all tests and services as per 28.1 i.e. alarm detectors, emergency lighting and extinguishers.

FURTHER CONSIDERATIONS

- The property has electrical underfloor heating. Installation and commissioning reports should be provided. The system should be serviced as per manufacturer's recommendations.
- It is recommended that there is no use of deep fat frying within the property and that fat frying facilities are not provided.
- 27.9 Final exit doors should be periodically inspected.

REFERENCES

- Fire door guidance <https://www.gov.uk/government/publications/fire-safety-england-regulations-2022-fire-door-guidance/fire-safety-england-regulations-2022-fire-door-guidance>
- Approved Document B volume 2.
- Fire Risk Assessment Guide for Sleeping Accommodation

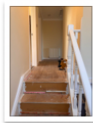
- A fire risk assessment guide which covers sleeping accommodation for staff and other accommodation for guest/residents such as bed and breakfast, guest houses and holiday chalets
- https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/422192/9281_Sleeping_Accommodation_v2.pdf
- Making Your Small Guest Paying Accommodation Safe from Fire

PHOTOGRAPHIC AND MEDIA INDEX

A selection of photographs has been used throughout this report. FRA North West retains a photographic file which consists of the following images which underpin the finding of this report.



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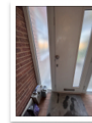
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IMG_6002
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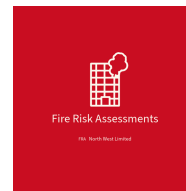
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IMG_6005
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Notes

This assessment has been conducted to assist the responsible person in compliance with the Regulatory Reform (Fire Safety) Order 2005. Although reference is made to relevant British Standards, Codes of Practice and Guides the Assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the Assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be clearly identified in the fire risk assessment.

We have assessed the risk of fire to ensure legislative compliance and safety of relevant persons and have provided you with our Assessment. Ownership and implementation of the assessment is vital. We accept no responsibility for loss, damage or other liability arising from a fire, loss or injury due to the failure to observe the safety observance and practices identified in our Assessment. The Responsible Person will always remain responsible for the outcome of the Fire Risk Assessment or its review. We highlight that we recommend a periodic fire risk assessment review regardless of any changes in the structure, nature of business and employees. FRA North West Limited accepts no liability where the recommended review date in the fire risk assessment has been exceeded, the information provided should not be relied upon 12 months from the date of the Assessment. The submission of this Assessment constitutes neither a warranty of future results by FRA North West Limited nor an assurance against risk. The Assessment represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

The Fire Safety Order requires that you give effect to 'arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures. These are the measures that have been identified by the risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order. You must record these arrangements. While this fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, much of the information contained in this Assessment will coincide with the information in that record. We have based our assessment on the situation we were able to observe while at the premises and on information provided to us, either verbally or in writing. No verification of full compliance with relevant British Standards was carried out. Our surveys do not involve destructive exposure, and it is not always possible to see in all rooms and areas, nor inspect less readily accessible areas such as above ceilings or voids. It is therefore necessary to rely on a degree of sampling and also reasonable assumptions and judgement.

Limitations

The assessor has assumed that information and documentation supplied on the day, by or on behalf of the Responsible Person or their representative, who has a bearing on this fire risk assessment, is current, true, accurate and not misleading.

The fire risk assessment is a visual inspection from floor height of readily accessible areas, with a degree of sampling where appropriate. Areas outside the scope of this assessment include:

Full investigation of the design of any Heating, Ventilation & Air conditioning (HVAC) systems

Full investigation of the passive fire protection.

Any issues observed by the assessor that could compromise the passive fire protection will be listed. However, a full passive fire protection survey may be required. This fire risk assessment may not identify all minor fire stopping issues that might exist within the building, or the areas assessed. If you become aware of other fire stopping issues or are concerned about the adequacy of fire stopping, you may wish to consider arranging for an invasive survey by a competent specialist.

Assessment of the fire risks of external walls and any cladding are excluded from the commissioned scope of this current fire risk assessment, as this is outside our expertise.

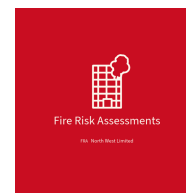
Accordingly, it is strongly recommended that you obtain advice from qualified and competent specialists on the nature of, and fire risks associated with, the external wall construction, including any cladding, of this building. This exclusion is consistent with advice provided by The Fire Industry Association and is discussed in their guidance note to fire risk assessors on this matter (<https://www.fia.uk.com/news/guidance-on-the-issue-of-cladding-and-external-wallconstruction-in-fire-riskassessments-for-multi-occupied-residential-premises.html>). It is expected that the duty holder will take responsibility for making the fire risk assessor aware of any known concerns regarding the fire performance of external wall construction, or any alterations since the time of construction that might be detrimental to the fire performance of external wall construction, including the installation of any new cladding, fenestrations or attachments to the building

Full investigation of all fire doors. The assessment will visually inspect a sample of fire doors. Where issues are identified, these will be listed; however, a full fire door survey may be recommended.

The assessment will review service documentation for dates and issues raised.

This assessment has been conducted to assist the responsible person in compliance with the Regulatory Reform (Fire Safety) Order 2005. Although reference is made to relevant British Standards, Codes of Practice and Guides the Assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the Assessment. However, deviations from generally accepted codes, standards and universally recognized good fire safety practice will be clearly identified in the fire risk assessment.

We have assessed the risk of fire to ensure legislative compliance and safety of relevant persons and have provided you with our Assessment. Ownership and implementation of the assessment is vital. We accept no responsibility for loss, damage or other liability arising from a fire, loss or injury due to the failure to observe the safety observance and practices identified in our Assessment. The Responsible



Person will always remain responsible for the outcome of the Fire Risk Assessment or its review. We highlight that we recommend a periodic fire risk assessment review regardless of any changes in the structure, nature of business and employees. FRA North West Limited accepts no liability where the recommended review date in the fire risk assessment has been exceeded, the information provided should not be relied upon 12 months from the date of the Assessment. The submission of this Assessment constitutes neither a warranty of future results by FRA North West Limited nor an assurance against risk. The Assessment represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

The Fire Safety Order requires that you give effect to “arrangements for the effective planning, organization, control, monitoring and review of the preventive and protective measures.” These are the measures that have been identified by the risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order. You must record these arrangements. While this fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, much of the information contained in this Assessment will coincide with the information in that record. We have based our assessment on the situation we were able to observe while at the premises and on information provided to us, either verbally or in writing. No verification of full compliance with relevant British Standards was carried out. Our surveys do not involve destructive exposure, and it is not always possible to see in all rooms and areas, nor inspect less readily accessible areas such as above ceilings or voids. It is therefore necessary to rely on a degree of sampling and also reasonable assumptions and judgement.