

REGULATORY REFORM (FIRE SAFETY) ORDER 2005 FIRE RISK ASSESSMENT: Premises other than housing

10 Aug 2026 / Richard Coe

Complete

Score	66 / 69 (95.65%)	Flagged items	0	Actions	0
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Responsible Person (e.g. employer) or Person Having Control of the Premises

Ian Richens

Address of Premises

Standish Village Hall, Church House,
Standish Ln, Stonehouse, Gloucester
GL10 3DW, UK
(51.774547, -2.2905995)



Photo 1

Person(s) Consulted:

Ian Richens, Oliver Thomas (ERFA Ltd, Tennant)

Assessor:

Richard Coe

I am a seasoned health and safety professional with over 20 years of experience, specialising in fire safety across a wide range of environments. Having successfully completed the Advanced Fire Risk Assessment course through the Fire Protection Association (FPA), I bring a deep understanding of risk evaluation and mitigation. My career includes advisory roles for numerous government organisations both within the UK and overseas, ensuring compliance, enhancing fire safety strategies, and fostering safe environments through expert guidance and practical implementation.

Report reviewed by:

Richard Thomas

Date of fire Risk Assessment

10.08.2026

Date of Previous Fire Risk Assessment

03.03.2026

Suggested Date for Review

10.08.2027

Disclaimer

The assessors believe the information contained within this fire risk assessment report to be correct at the time of printing. The assessors do not accept responsibility for any consequences arising from the use of the information herein. The report is based on matters which were observed or came to the attention of the assessors during the day of the assessment and should not be relied upon as an exhaustive record of all possible risks or hazards that may exist or potential improvements that can be made.

GENERAL INFORMATION		1 flagged, 0 / 1 (0%)
1. THE PREMISES		
1.1. Number of floors at ground level and above:	2	
Number of floors entirely below ground level:	0	
Floors on which car parking is provided:	0	
1.2. Approximate floor area (m2 per floor)	250	
Approximate floor area: m2 gross	250	
Approximate floor area: m2 on ground floor.	250	
1.3. Details of construction and layout:		
Standish Village Hall is a detached stone building. Floors are constructed of timber and internal partitions are a mixture of stone, brick and plasterboard stud walls. The roof is pitched. The ground floor is rented by a by a low risk commercial enterprise. The first floor consists of two meeting rooms, the main hall and a kitchen. A movable partition enables the main hall to be extended into one of the meeting rooms to create a larger space for functions. The building is served by two stairways one discharging into the ground floor entrance hall and one discharging directly to open air at the rear of the building. The building is used for meetings and various low risk activities. Members of the public can hire the premises for private functions.		
1.4. Occupancy:	Village hall rented to local community. Small business offices downstairs with a max of 10 persons at any time.	
2. THE OCCUPANTS		
2.1. Approximate maximum number of employees at any one time:	3 (Under tenant)	
2.2. Approximate maximum number of other occupants at any one time:	10	
2.3. Approximate total number of people present in the building:	60	
3. OCCUPANTS ESPECIALLY AT RISK FROM FIRE		
3.1. Sleeping occupants	None	
3.2. Disabled employees	0	
3.3. Other disabled occupants:	Yes, chair lift installed	

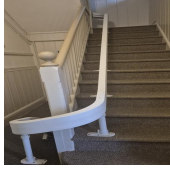


Photo 2

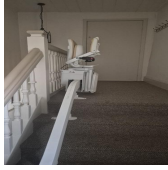


Photo 3



Photo 4

3.4. Occupants in remote areas and lone workers:	0
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3.5. Young persons employed:	0
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3.6. Others:	None
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4. FIRE LOSS EXPERIENCE

None

6. RELEVANT FIRE SAFETY LEGISLATION	1 flagged, 0 / 1 (0%)
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6.1. The following fire safety legislation applies to these premises:	THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005
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6.2. The above legislation is enforced by	Gloucestershire Fire & Rescue Service
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6.3. Other legislation that makes significant requirements for fire precautions in these premises [other than the Building Regulations 2010 (as amended)]:	None
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6.4. The other legislation referred to above is enforced by:	N/A
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6.5. Is there an alterations notice in force?	No
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6.6. Relevant information and deficiencies observed:	
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FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

1 flagged, 20 / 21 (95.24%)

7. ELECTRICAL SOURCES OF IGNITION

5 / 5 (100%)

7.1. Reasonable measures taken to prevent fires of electrical origin?

Yes

7.2. More specifically:

a) Fixed installation periodically inspected and tested?

Yes

Last inspected 16/07/2026 all OK.

b) Is portable appliance testing carried out?

Yes

There was previous evidence of PAT however this was out of date. Electrician is now taking action to bring items back into inspection date.

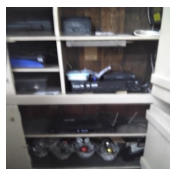


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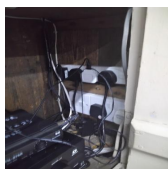


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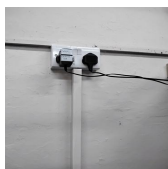


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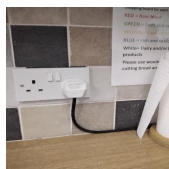


Photo 8



Photo 9



Photo 10

c) Is there suitable control over the use of personal electrical appliances?

Yes

d) Suitable limitation of trailing leads and adapters?

Yes

8. SMOKING

5 / 5 (100%)

8.1. Reasonable measures taken to prevent fires as a result of smoking?

Yes

Relevant signage



Photo 11

8.2. More specifically:

a) Is smoking prohibited in the building?

Yes

b) Is smoking prohibited in appropriate areas?

Yes

c) Are there suitable arrangements for those who wish to smoke?

Yes

d) Did the smoking policy appear to be observed at time of inspection?

Yes

9. ARSON

2 / 2 (100%)

9.1. Does basic security against arson by outsiders appear reasonable?(1)

Yes

Bins to the rear of the property out of sight.

9.2. Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders

Yes

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

10. PORTABLE HEATERS AND HEATING INSTALLATIONS

2 / 2 (100%)

10.1. Is there satisfactory control over the use of portable heaters?

Yes

A portable heater was identified in close proximity to a heat damage power socket. This has now been rectified and the heater removed.



Photo 12



Photo 13

10.2 Are fixed heating and ventilation installations subject to regular maintenance?

Yes

Fixed heaters are tested by the appointed electrician.



Photo 14

11. COOKING

1 / 1 (100%)

11.1. Are reasonable measures taken to prevent fires as a result of cooking?

Yes

No gas, electric hob only.



Photo 15

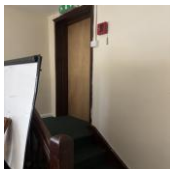


Photo 16

11.2. More specifically:

Filters changed and ductwork cleaned regularly?

N/A

12. LIGHTNING	1 flagged, 0 / 1 (0%)
12.1. Do the premises have a lightning protection system?	No
13. HOUSEKEEPING	3 / 3 (100%)
13.1. Is the overall standard of housekeeping adequate?	Yes
13.2. More specifically:	
a) Do combustible materials appear to be separated from ignition sources?	Yes
b) Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?	Yes
Storage of tables obstructing a designated fire escape route were previously identified but have now been removed.	
	
Photo 17	
14. HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS	2 / 2 (100%)
14.1. Is there satisfactory control over works carried out in the building?	Yes
More specifically:	
a) Where appropriate, are fire safety conditions imposed on outside contractors?	Yes
b) Where appropriate, is a permit to work system used (e.g. for 'hot work')?	N/A
c) Are suitable precautions taken by in-house maintenance personnel who carry out works?	N/A
15. DANGEROUS SUBSTANCES (2)	
15.1. Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises (3)?	N/A

(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.

16. OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION

16.1. Hazards

Passive fire issue identified with electrical supply cables passing through void from ground level to the first floor.



Photo 18

FIRE PROTECTION MEASURES

1 flagged, 22 / 23 (95.65%)

17. MEANS OF ESCAPE FROM FIRE

13 / 13 (100%)

17.1. Is the design of the means of escape considered adequate?

Yes

From the upstairs main function room there is a stairway protected by a small gate that acts as an alternative escape route.



Photo 19

17.2. More specifically:

a) Staircase and exit capacities appear to be adequate for the number of occupants(4)?

Yes

b) Are there reasonable distances of travel:

- where there is escape in a single direction?

Yes

Single escape direction applies to ground floor only.

- where there are alternative means of escape?

Yes

When the building is occupied the emergency exits are unlocked and should be clear of all and any obstructions.

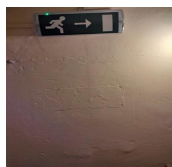


Photo 20

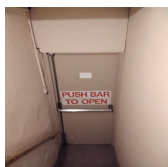


Photo 21



Photo 22

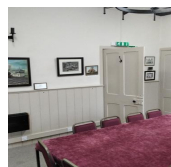


Photo 23



Photo 24

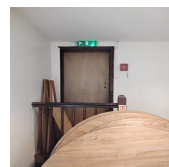


Photo 25

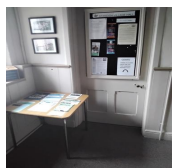


Photo 26

c) Is there adequate provision of exits?

Yes

d) Do fire exits open in the direction of escape, where necessary?

Yes

e) Are there satisfactory arrangements for escape where revolving doors or sliding doors are used as exits?

N/A

f) Are the arrangements provided for securing exits satisfactory?

Yes

g) Is a suitable standard of protection designed for escape routes? Given the nature and use of the building.	Yes
h) Are there reasonable arrangements for means of escape for disabled people? There is a battery operated stair lift. Any persons who hire the hall are responsible for drafting and implementing a PEEP.	Yes
17.3. Are the escape routes available for use and suitably maintained? When the building is occupied. More specifically:	Yes
a) Are fire-resisting doors maintained in sound condition and self-closing, where necessary?	N/A
b) Is the fire-resisting construction protecting escape routes in sound condition(5)?	Yes
c) Are all escape routes clear of obstructions? Imperative when building is in use.	Yes
d) Are all fire exits easily and immediately openable? Should be noted that the rear exit required two hand operation.	Yes
(4) Based on current occupancy information provided. Detailed calculations (e.g. using floor space factors to predict maximum occupancy) are not carried out. (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.	
18. MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT	
2 / 2 (100%)	
18.1. It is considered that there is:	
a) compartmentation of a reasonable standard(6)? Given travel distances, nature and use of the building, compartmentation is considered reasonable	Yes
b) reasonable limitation of linings that might promote fire spread?	Yes
18.2 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire(9)(10)?	N/A

(9) 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.

(10) A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

19. EMERGENCY ESCAPE LIGHTING

1 / 1 (100%)

19.1. Reasonable standard of emergency escape lighting system provided(8)?

Yes



Photo 27



Photo 28



Photo 29

(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

1 / 1 (100%)

20.1 Is there a reasonable standard of fire safety signs and notices?

Yes



Photo 30



Photo 31



Photo 32



Photo 33

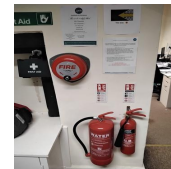


Photo 34

21. MEANS OF GIVING WARNING IN CASE OF FIRE

1 flagged, 2 / 3 (66.67%)

21.1. Is a reasonable fire detection and fire alarm system provided(9)?

Yes

Hard wired battery back up detection which is interlinked between entrance hall and first floor. .compliant with BS5839. Down stairs office independent of this. There are also 2 hand operated bells as back up.



Photo 35

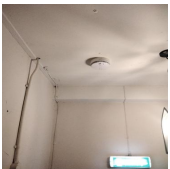


Photo 36

21.2. Is there remote transmission of alarm signals?

No

21.3. Is a zone plan displayed?

Yes



Photo 37

21.4 Relevant information on false alarm experience (if known):

None

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

22. MANUAL FIRE EXTINGUISHING APPLIANCES

3 / 3 (100%)

22.1. Is there reasonable provision of manual fire extinguishing appliances?

Yes

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

Portable fire extinguishers:

22.3. Are all fire extinguishing appliances readily accessible?

Yes

23. RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS(10)

23.1. Type of fixed system

N/A

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

24. OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT(11)

24.1. Type of fixed system

24.2. Is there suitable provision of firefighters' switch(es) for high voltage luminous tube signs, etc.?

N/A

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

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

MANAGEMENT OF FIRE SAFETY		24 / 24 (100%)
25. PROCEDURES AND ARRANGEMENTS		10 / 10 (100%)
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:		Fire Service
25.2 Fire safety at the premises is managed by(12):		Ian Richens
25.3. Is there a suitable record of the fire safety arrangements?	Yes	
25.4. Are procedures in the event of fire appropriate and properly documented, where appropriate(13)?	Yes	
Fire action on display		
More specifically:		
a) Are there adequate procedures for investigating fire alarm signals?	Yes	
b) Are there suitable arrangements for summoning the fire and rescue service?	Yes	
Fire action notices identify - 999		
c) Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?	Yes	
Under Tenant (ERFA) has relevant information if event occurs in normal office hours, Mon-Fri only.		
d) Are there suitable arrangements for ensuring that the premises have been evacuated?	Yes	
Sweep on evacuation		
e) Is there a suitable fire assembly point(s)?	Yes	
Identified but not signed. Next to the tree with swing at the front of the premises.		
f) Are there adequate procedures for evacuation of any disabled people who are likely to be present?	Yes	
PEEP's to be implemented by hall hirer. Battery operated stairlift installed.		
25.5. Persons nominated and trained to use fire extinguishing appliances	Yes	
Only applicable to tenant (ERFA) - Oli Thomas, Richard Thomas, Sacha Collier		

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
25.7. Persons nominated to assist with evacuation, including evacuation of disabled people?	N/A
25.8 Appropriate liaison with fire and rescue service (i.e. by fire and rescue service crews visiting for familiarization visits?)	N/A
25.9. Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)?	Yes

(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.

26. TRAINING AND DRILLS	4 / 4 (100%)
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26.1 Are all staff given adequate fire safety instruction and training?	Yes
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Fire action and other relevant signage. Under Tenant (ERFA) responsible for their staff and visitors.

More specifically:

a) Are they trained on induction?	Yes
b) Are they given adequate periodic refresher training?	Yes
c) Are they given additional training to cover any specific roles and responsibilities?	N/A
d) Is the content of training provided considered adequate(14)?	N/A
26.2. Are fire drills carried out at appropriate intervals?	Yes
Under Tenant only (ERFA).	
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

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

27. TESTING AND MAINTENANCE	5 / 5 (100%)
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27.1. Adequate maintenance of workplace?	Yes
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27.2. Weekly testing and periodic servicing of fire detection and alarm system

N/A

Call points tested on a monthly basis.

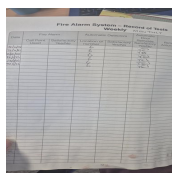


Photo 38

27.3. Monthly and annual testing routines for emergency escape lighting?

Yes

Annual testing undertaken by A&E. Electrician also conducts tests under 5 year fixed installation.

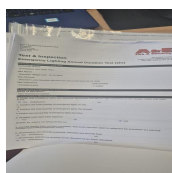


Photo 39

27.4. Is annual maintenance of fire extinguishing appliances undertaken?

Yes

27.5. Is periodic inspection of external escape staircases and gangways undertaken?

Yes

Not recorded but assurance given.

27.6. Are six-monthly inspection and annual testing of rising mains undertaken?

N/A

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

27.8. Weekly testing and periodic inspection of sprinkler installations?

N/A

27.9. Are routine checks of final exit doors and/or security fastenings undertaken?

Yes

Not recorded but assurance given.

27.10. Are annual inspection and testing of the lightning protection system undertaken?

N/A

27.11. Other relevant inspections or tests:

N/A

28. RECORDS

5 / 5 (100%)

28.1. Appropriate records of:**a) Fire drills?**

Yes

Record of evacuation for Under Tennant only

b) Fire training?

N/A

Other than Under Tenant

c) Fire alarm tests?

Yes

Other than Under Tenant. Alarm tests are conducted monthly.

d) False alarms?

Yes

e) Emergency escape lighting tests?

Yes

Undertaken by A&E Fire annually.

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

Yes

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16

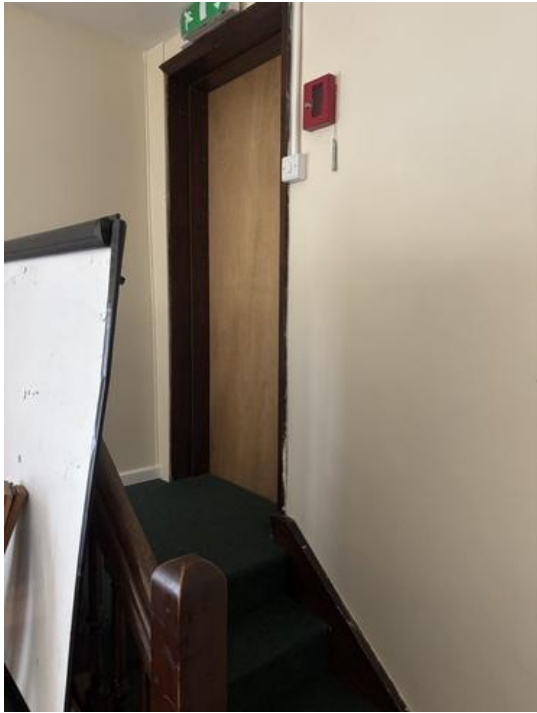


Photo 17



Photo 18

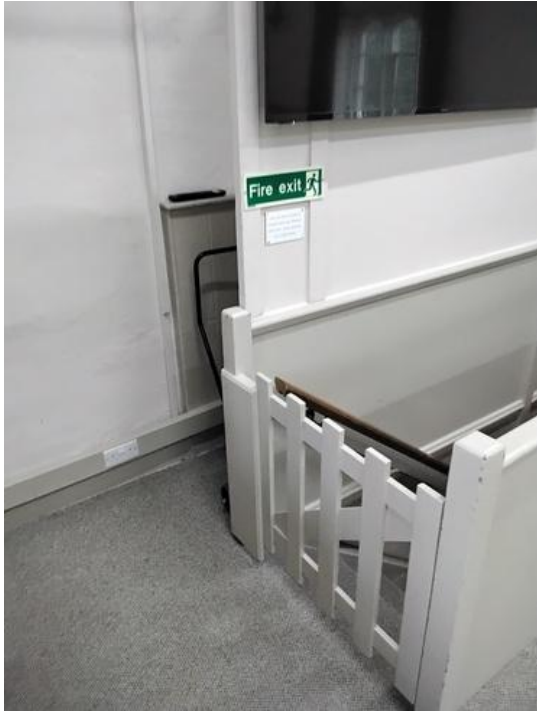


Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25

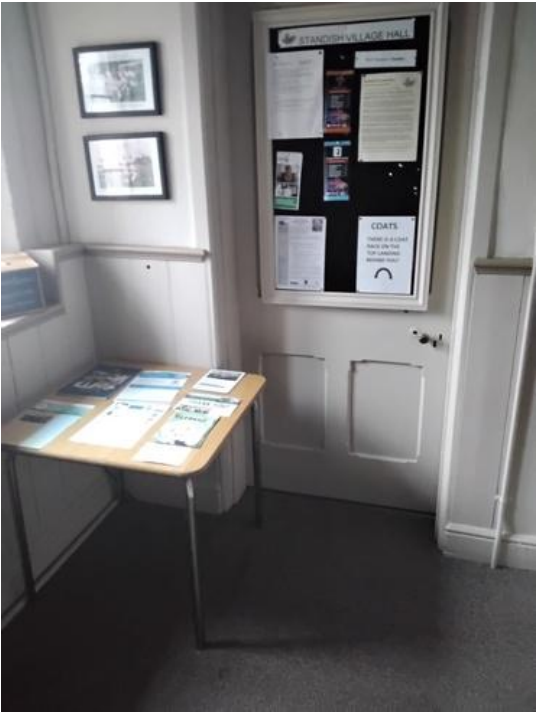


Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32

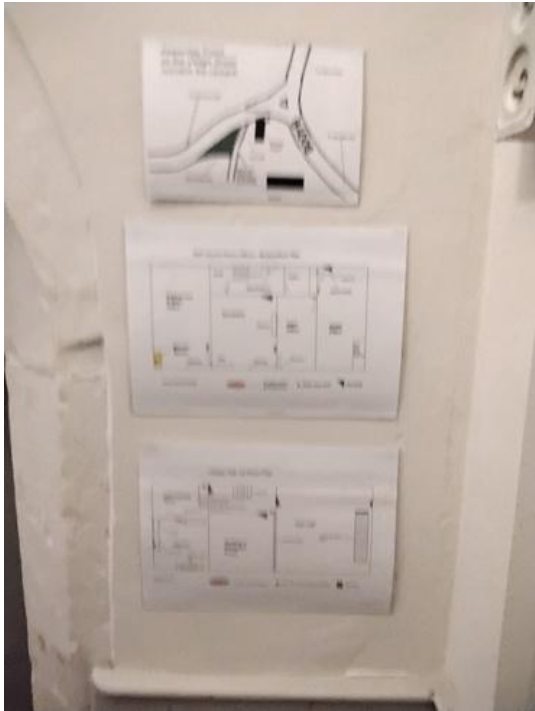


Photo 33



Photo 34



Photo 35



Photo 36

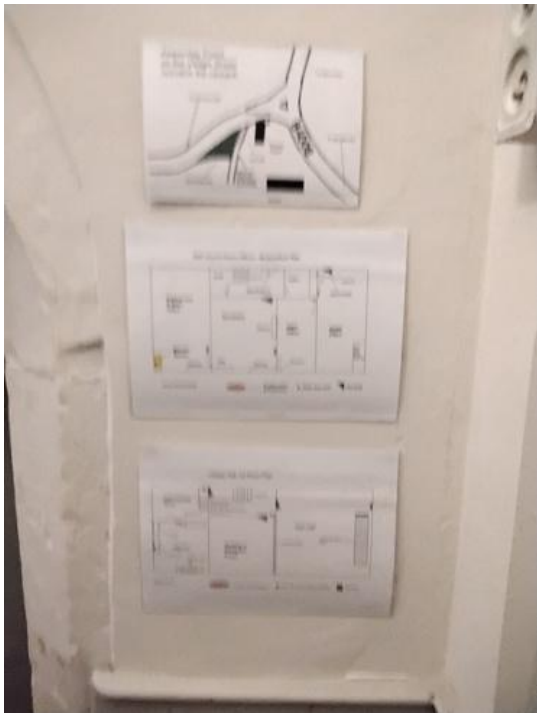


Photo 37

Fire Alarm System – Record of Tests

Weekly MONTHLY

Date	Fire Alarm		Automatic Detectors		Automatic Door Releases	Items Action
	Call Point Used	Satisfactory Yes/No	Location or number	Satisfactory Yes/No	Satisfactory Yes/No	
22/10/18			6		YES	
22/11/18			6		YES	
22/12/18			6		YES	
19/01/19			6		YES	
27/02/19			6		YES	
22/03/19			6		YES	

Photo 38

Test & Inspection
Emergency Lighting Annual Duration Test (1hr)

Details of Customer and Site

Customer Name: STANDISH VILLAGE HALL
Site Name: Standish Village Hall - GL12 3QW
Site Address: Standish Lane, Standish, Standish, Cheshire, GL12 3QW
Site Reference: York Number: STANDISH001 T-02892

Emergency Lighting Arrangements

Mode of Operation: Non-maintained system

Emergency Maintenance

1. Under test conditions, there was adequate illumination provided for safe movement on the escape routes and open areas.
☒ Yes - Satisfactory ☐ No

2. Confirm the total quantity of emergency lights on site.
☒ 9 ☐ 7

3. Confirm the total quantity of emergency lights that passed.
☒ 7 ☐ 9

4. Confirm the total quantity of emergency lights that failed.
☒ 1 ☐ 0

5. All failed units have been repaired.
☒ Yes ☐ No ☐ N/A

Reason for repairs not being carried out:

If required repairs have not been completed, what action has been taken to safeguard the premises? (e.g. erecting barriers, providing temporary cover)

6. All luminaires are correctly positioned, orientated and securely fixed.
☒ Yes - Satisfactory ☐ No

7. All luminaire legends are showing correct directions as per British Standards.
☒ Yes - Satisfactory ☐ No

Photo 39