



Fire Risk Assessment

Lakeside Cafe Colne

Complete

		Actions	21
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This Fire Risk Assessment was undertaken by Pennine Fire and Safety Ltd to assist Lakeside Cafe Colne in satisfying their responsibilities under the RR(FS)O 2005.

This Fire Risk Assessment considers both passive and active fire controls measures for the property owned by Lakeside Cafe Colne.

Risks identified as part of this fire risk assessment should be rectified by management actions and remedial repair programmes within the timeframes identified, which are based on the level of risk posed at the time of assessment.

This risk assessment only takes into account the life safety arrangements for the relevant part or parts of the building inspected assessed against applicable legislation, guidance and any risk or shortcoming that could affect the lives of any persons employed or relevant persons that may lawfully visit the premises.

Where areas are deemed inaccessible for safety reasons, could not be physically accessed, or were outside the visual range of our assessor, we cannot provide comment on these areas. Under these circumstances the responsibility for these areas remains solely with the duty holder.

Where fire compartments/fire dampers or ceiling voids were inaccessible on safety grounds they have not been examined, and responsibility for these areas remains with the responsible person / duty holder.

Pennine Fire & Safety Ltd accepts no responsibility to any parties whatsoever, following the issue of the assessment report, for any matters arising outside the agreed scope of work.

This report is issued in confidence to the Client and Pennine Fire & Safety Ltd has no responsibility to any third parties to whom this assessment report may be circulated, in part or in full, and any such parties rely on the contents of the survey report solely at their own risk.

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Fire Risk Assessment:

Lakeside Cafe Colne

Assessors Name:

Joe Wright CMIOSH OSHCR

Actions

21 actions

2.0 Fire Hazards

2.1.2 Fixed installation periodically inspected and tested?

No

The consumer unit indicates that the last electrical condition inspection report was completed in September 2002 and was due for further inspection in September 2025. There was no report available at the time of assessment and faulty sockets noted. There is a requirement for a competent service provider to complete an electrical condition inspection report and for the Lakeside Cafe to act on any recommendations if the report indicates an "Unsatisfactory" finding.



Photo 9

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Electrical Condition Inspection Report (ECIR)

The consumer unit indicates that the last electrical condition inspection report was completed in September 2002 and was due for further inspection in September 2025. There was no report available at the time of assessment and faulty sockets noted. There is a requirement for a competent service provider to complete an electrical condition inspection report and for the Lakeside Cafe to act on any recommendations if the report indicates an "Unsatisfactory" finding.

2.0 Fire Hazards

2.1.3 Portable appliance testing (where appropriate) carried out?

No

There are currently no systems in place for portable appliance testing in the cafe. There is a requirement to capture the current portable electrical appliances and to have those tested and an asset register created for future inspection and testing.



Photo 10



Photo 11

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Portable Appliance Testing (PAT)

There are currently no systems in place for portable appliance testing in the cafe. There is a requirement to capture the current portable electrical appliances and to have those tested and an asset register created for future inspection and testing.

2.0 Fire Hazards

2.1.5 Suitable limitation of electrical extension leads or multipoint adaptors?

Yes

There was no evidence noted during assessment of the over use of electrical extension leads. Those extension leads in use were found not to be overloaded and in good condition. Electrical extension leads should be captured as part of the portable appliance testing regime.

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Electrical Extension Leads (PAT)

There was no evidence noted during assessment of the over use of electrical extension leads. Those extension leads in use were found not to be overloaded and in good condition. Electrical extension leads should captured as part of the portable appliance testing regime.

2.0 Fire Hazards

2.2.2 Is smoking prohibited on the premises?

Yes

There is a requirement to post prohibition smoking and vaping signage at the entrance to the cafe.



Photo 12

To do | Priority: Low | Due: 31.01.2027 17:00 GMT | Created by: Joe Wright

Smoking prohibition signage

There is a requirement to post prohibition smoking and vaping signage at the entrance to the cafe.

2.0 Fire Hazards

2.4.4 Are fixed heating installations subject to regular maintenance?

Yes

There is central heating and hot water generated from a gas fed central heating boiler. There is a requirement to ensure that the boiler is serviced and maintained by a Gas Safe Engineer and relevant certification retained for the records.



Photo 16

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Gas Boiler Servicing and Maintenance.

There is central heating and hot water generated from a gas fed central heating boiler. There is a requirement to ensure that the boiler is serviced and maintained by a Gas Safe Engineer and relevant certification retained for the records.

3.0 Fire Protection

3.1.21 Are fire assembly points in safe locations?

No

There is requirement to designate an assembly point at a safe distance from the building and to signpost this.



Photo 29

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Assembly Point

There is requirement to designate an assembly point at a safe distance from the building and to signpost this.

3.0 Fire Protection

3.1.23 Are fire action notices adequate?

No

There is a requirement to install fire action notices at the fire exit and other visible locations and to indicate the location of the assembly point.



Photo 30

To do | Assignee: Joe Wright | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Action Notices

There is a requirement to install fire action notices at the fire exit and other visible locations and to indicate the location of the assembly point.

3.0 Fire Protection

3.3.1 Are all your escape routes covered by an acceptable form of emergency lighting?

No

There is no emergency lighting installed in the cafe or illuminated for exit signage. There is a requirement for a competent service provider to identify emergency lighting requirements both internally and externally.

To do | Priority: Medium | Due: 31.01.2027 17:00 GMT | Created by: Joe Wright

Emergency Lighting

There is no emergency lighting installed in the cafe or illuminated for exit signage. There is a requirement for a competent service provider to identify emergency lighting requirements both internally and externally.

3.0 Fire Protection

3.4.1 Where necessary are escape routes and exits, the locations of firefighting equipment and emergency telephones indicated by appropriate signs?

No

There is a requirement to replace and relocate the fire extinguishers as they are partially hidden and are out of date.



Photo 32

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Extinguisher - Signage and access

There is a requirement to replace and relocate the fire extinguishers to an accessible location as they are partially hidden and are out of date.

3.0 Fire Protection

3.6.1 Are the extinguishers suitable for the purpose?

No

There are an insufficient number and type of extinguishers in the building. There is a requirement for a competent service provider to evaluate and supply the correct number and type of fire extinguishers for the building and to locate these in easily accessible areas.

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Extinguishers

There are an insufficient number and type of extinguishers in the building. There is a requirement for a competent service provider to evaluate and supply the correct number and type of fire extinguishers for the building and to locate these in easily accessible areas.

3.0 Fire Protection

3.6.5 Have steps been taken to prevent the misuse of extinguishers?

No

There is a requirement for staff to receive training on the safe selection and use of fire extinguishers.

To do | Priority: Medium | Due: 31.12.2026 17:00 GMT | Created by: Joe Wright

Fire Extinguisher Training

There is a requirement for staff to receive training on the safe selection and use of fire extinguishers.

3.0 Fire Protection

3.6.6 Are firefighting appliances checked that they are in good order at least monthly by the occupier?

No

Once installed fire extinguisher need to be checked monthly for tampering and annually for inspection and maintenance by a competent service provider.

To do | Priority: Medium | Due: 31.01.2027 17:00 GMT | Created by: Joe Wright

Fire Extinguisher checks

Once installed fire extinguisher need to be checked monthly for tampering and annually for inspection and maintenance by a competent service provider.

4.0 Managing Fire Safety

4.1.1 Are appropriate fire procedures in place and properly documented?

No

There is a requirement to create and communicate to staff formal Fire procedures.

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Procedures

There is a requirement to create and communicate to staff formal Fire procedures.

4.0 Managing Fire Safety

4.1.20 Are routine fire inspections carried out?

No

There is a requirement to carry out fire safety inspections when all the remedial actions have been completed and to maintain a formal record of inspections.

To do | Priority: Low | Due: 31.01.2027 17:00 GMT | Created by: Joe Wright

Fire Safety Inspections

There is a requirement to carry out fire safety inspections when all the remedial actions have been completed and to maintain a formal record of inspections.

4.0 Managing Fire Safety

4.2.1 Are all staff given adequate fire safety instruction and training on induction?

Yes

The fire safety procedures that include induction need to be formal and a staff training record maintained.

To do | Priority: Low | Due: 31.01.2027 17:00 GMT | Created by: Joe Wright

Fire safety training

The fire safety procedures that include induction need to be formal and a staff training record maintained.

4.0 Managing Fire Safety

4.2.2 Are all staff given periodic refresher fire training at suitable intervals?

No

Staff should receive periodic fire safety refresher training.

To do | Priority: Low | Due: 31.01.2028 17:00 GMT | Created by: Joe Wright

Fire Safety Refresher Training

Staff should receive periodic fire safety refresher training.

4.0 Managing Fire Safety

4.2.3 Are regular fire drills carried out at appropriate intervals?

No

There is a requirement to schedule practice fire evacuations at least annually. The role of staff in an evacuation needs to be included in the Fire Procedures and formally communicated.

To do | Priority: Medium | Due: 31.01.2027 17:00 GMT | Created by: Joe Wright

Fire Evacuation Practices

There is a requirement to schedule practice fire evacuations at least annually. The role of staff in an evacuation needs to be included in the Fire Procedures and formally communicated.

4.0 Managing Fire Safety

4.4.2 Weekly testing and periodic servicing of fire detection and alarm system?

No

There is a requirement to test the detection systems on a weekly basis and to record the findings.

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Detection - Testing

There is a requirement to test the detection systems on a weekly basis and to record the findings.

4.4.3 Monthly and annual testing routines for emergency lighting?

No

When installed; there is a requirement to complete monthly testing of emergency lighting and 6 monthly drop testing the backup batteries.

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Emergency Light - Testing

When installed; there is a requirement to complete monthly testing of emergency lighting and 6 monthly drop testing the backup batteries.

4.4.4 Annual maintenance of fire extinguishing appliances?

No

When installed there is a requirement for a competent service provider to complete annual testing, inspection and maintenance of Fire Extinguishers.

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Extinguisher - Annual Testing, inspection and maintenance.

When installed there is a requirement for a competent service provider to complete annual testing, inspection and maintenance of Fire Extinguishers.

4.6.1 Are appropriate records kept for fire training and fire evacuation drills?

No

There is a requirement to obtain and populate a Fire Safety Logbook with relevant documentary evidence of all the required checks and to make this available on request.

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Safety Checks and records

There is a requirement to obtain and populate a Fire Safety Logbook with relevant documentary evidence of all the required checks and to make this available on request.

1.0 General Profile

1.1 Building Details

1.1.1 Building Images



Photo 2



Photo 3



Photo 4



Photo 5

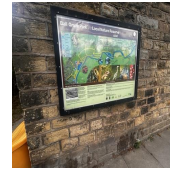


Photo 6



Photo 7



Photo 8

1.1.2 Address

Lakeside Cafe
Ball Grove Drive
Colne
BB8 7HY

1.1.3 Assessment Date

31.07.2026

1.1.4 Date of previous assessment

There was no fire risk assessment available at the time of assessment.

1.1.5 Suggested review date based on risk outcome

30.07.2027

1.1.6 Responsible Persons for the premises

Tracey Bolton Managing Director

1.1.7 Contact Details of Responsible Persons

Tracey Bolton
Mob: 07837 522 146

1.2.1 Describe the building/s in terms of the structure, e.g. brick build single story self-contained with pitch slate roof.

The building is constructed of stone and internal brick separation. The building is split into three sections. Section one adjacent to the car park is currently empty and the landlord is considering future use. The middle section is Lakeside cafe and the end section was a public toilet which is currently not in use. The landlord is also considering the future use of this section of the building.

1.2.2 Buildings Approximate Area

Estimated 300m2

1.2.3 Number of floors

Ground floor property only

1.2.4 Number of occupied floors

The ground floor is occupied when the cafe is open and when staff are working to open the cafe.

1.2.5 Primary use of the building/s

The primary use the building if a cafe that opens for members of the public servicing and hot and cold food and drinks.

1.2.6 Are the buildings owned by the Company?**No**

The building is currently being leased from Trawden Parish Council.

1.2.7 Total Number of Staff On-site (Enter No.)

There are currently 4 full time members of staff and 2 work experience employees.

1.2.8 Total Estimated Occupancy (Enter No.)

There are a maximum number of 44 chairs available for members of the public and there are currently 4-6 members of staff.

1.2.9 Sleeping Occupants

There are no sleeping occupants in the building.

1.2.10 Occupants located in remote areas

There are no remote areas in the building.

1.2.11 Occupants who may require assistance in an evacuation.

There are currently no members of staff that require assistance in the event of an evacuation. Customers with mobility issues have access to the cafe and will be required to receive support from members of their party or by themselves. Access to the ground floor for persons with disabilities is good and on one level.

2.0 Fire Hazards

2.1.1 Reasonable measures taken to prevent fires of electrical origin?

Yes

2.1.2 Fixed installation periodically inspected and tested?

No

The consumer unit indicates that the last electrical condition inspection report was completed in September 2002 and was due for further inspection in September 2025. There was no report available at the time of assessment and faulty sockets noted. There is a requirement for a competent service provider to complete an electrical condition inspection report and for the Lakeside Cafe to act on any recommendations if the report indicates an "Unsatisfactory" finding.



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2.1.3 Portable appliance testing (where appropriate) carried out?

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Photo 10



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Portable Appliance Testing (PAT)

There are currently no systems in place for portable appliance testing in the cafe. There is a requirement to capture the current portable electrical appliances and to have those tested and an asset register created for future inspection and testing.

2.1.4 Suitable policy regarding the use of personal electrical appliances?

No

See 2.1.1 and 2.1.3

2.1.5 Suitable limitation of electrical extension leads or multipoint adaptors?

Yes

There was no evidence noted during assessment of the over use of electrical extension leads. Those extension leads in use were found not to be overloaded and in good condition. Electrical extension leads should captured as part of the portable appliance testing regime.

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Electrical Extension Leads (PAT)

There was no evidence noted during assessment of the over use of electrical extension leads. Those extension leads in use were found not to be overloaded and in good condition. Electrical extension leads should captured as part of the portable appliance testing regime.

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

Yes

2.2.2 Is smoking prohibited on the premises?

Yes

There is a requirement to post prohibition smoking and vaping signage at the entrance to the cafe.



Photo 12

To do | Priority: Low | Due: 31.01.2027 17:00 GMT | Created by: Joe Wright

Smoking prohibition signage

There is a requirement to post prohibition smoking and vaping signage at the entrance to the cafe.

2.2.3 Are suitable arrangements in place for those who wish to smoke?

Yes

Those who wish to smoke or vape can do so outside of the main building.

2.2.4 Does the no smoking policy appear to be observed at time of inspection?

Yes

There was no evidence noted during assessment of smoking activities taking place in the building.

2.3.1 Does basic security against arson by outsiders appear reasonable?

Yes

The building is alarmed and is stand alone.



Photo 13

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

Yes

There is no fire load in close proximity to the building. There is however a significant amount of vegetation to the rear of the building.



Photo 14



Photo 15

2.4.1 Is the use of portable heaters avoided as far as is practicable?

Yes

There are no portable heaters in use in the building.

2.4.2 Is the use of the more hazardous type of portable heaters (radiant bars or LPG) avoided?

Yes

There are no hazardous type heaters in use in the building.

2.4.3 Are suitable measures taken to minimize the hazard of ignition of combustible materials?

Yes

2.4.4 Are fixed heating installations subject to regular maintenance?

Yes

There is central heating and hot water generated from a gas fed central heating boiler. There is a requirement to ensure that the boiler is serviced and maintained by a Gas Safe Engineer and relevant certification retained for the records.



Photo 16

To do | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Gas Boiler Servicing and Maintenance.

There is central heating and hot water generated from a gas fed central heating boiler. There is a requirement to ensure that the boiler is serviced and maintained by a Gas Safe Engineer and relevant certification retained for the records.

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

Yes

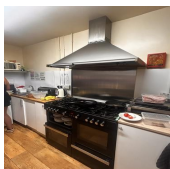


Photo 17

2.5.2 Are filters changed and ductwork cleaned regularly?

Yes

The filtration system over the cooker is cleaned on a regular basis for hygiene and fire safety purposes.

2.5.3 Are suitable extinguishing appliances available?

No

There is a requirement to replace and maintain the fire blanket adjacent to the cooker.



Photo 18



Photo 19

2.6.1 Does the building have a lightning protection system?

N/A

The building does not have lightning protection installed.

2.6.2 Is the lightning protection inspected and tested on an annual basis?

N/A

2.7.1 Are there other significant ignition sources present?

No

There are at the time of assessment no other foreseeable ignition sources.

2.7.2 Does the activity involve processes such as frictional heat?

No

There are no processes in the Cafe that cause significant frictional heat.

2.7.3 Are there light bulbs or heating appliances near flammable/combustible materials?

No

There are no light bulbs located in close proximity to combustible materials.

2.8.1 Is the standard of housekeeping adequate?

Yes

Materials required for the running of the cafe are suitably stored.

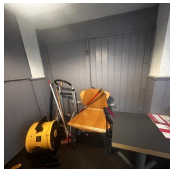


Photo 20

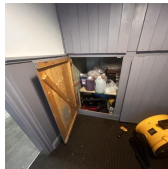


Photo 21

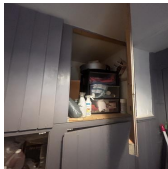


Photo 22

2.8.2 Are combustible materials separated from ignition sources?

Yes

There are no combustible materials in close proximity to ignition sources.

2.8.3 Is there an avoidance of unnecessary accumulation of combustible materials or waste?

Yes

Waste is suitably collected and removed from site on a weekly basis.

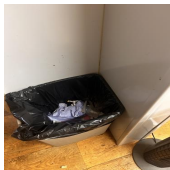


Photo 23

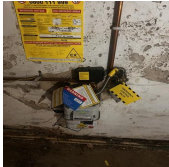
2.8.4 Is there appropriate storage of combustible materials?

Yes

2.8.5 Is there avoidance of inappropriate storage of combustibles materials?

Yes

2.8.6 Are all textiles and furniture treated to be fire retardant?	No
Not all furniture in use is fire retardant.	
2.8.7 Are substantial areas of walls or ceilings covered with flammable linings or materials?	No
2.9.1 Are fire safety conditions imposed on outside contractors?	Yes
There are few requirements for the use of contractors for significant works. Those who carry out significant works will be required to provide risk assessments and safe systems of work prior to the commencement of work on site on site.	
2.9.2 Is there satisfactory control over works carried out in the building by outside contractors (including hot work permits)?	N/A
2.9.3 If there are in-house maintenance personnel, are suitable precautions taken during hot work, including use of hot work permits?	N/A
2.10.1 Have the hazardous properties of dangerous substances been considered?	Yes
There are only small quantities of domestic cleaning products in use on site for housekeeping activities.	
2.10.2 Is there adequate information on safety provided by the supplier on any relevant safety data sheet?	Yes
2.11.1 the special, technical and organisational measures and the substances used and their possible interactions?	Yes
2.11.2 the amount of the substance involved?	Yes
2.11.3 where the work will involve more than one dangerous substance, the risk presented by such substances in combination.	Yes
2.11.4 the arrangements for the safe handling, storage and transport of dangerous substances and of waste containing dangerous substances?	Yes
2.11.5 any other measures introduced as a result of the RRO/FSA?	N/A
2.11.6 Are there safe systems of work for maintenance, where there is the potential for a high level of risk?	N/A
2.11.7 Are sufficient control measures in place to counter the likelihood that an explosive atmosphere will occur and its persistence including adjacent areas?	N/A
2.11.8 Are sufficient control measures in place to counter the likelihood that ignition sources, including electrostatic discharges, will be present and become active and effective	N/A

2.11.9 Has account been taken regarding the scale of the anticipated effects?	N/A
2.11.10 Is sufficient additional safety information available to enable the assessment to be completed?	Yes
2.12.1 Are there piped gases in use? The gas main isolation location is next door in a currently vacant section of the building separated by stone walls.	Yes
   Photo 24 Photo 25 Photo 26	
2.12.2 Are there gas cylinders used and stored correctly? There are no gas cylinders in use or in storage in the building.	N/A
2.12.3 Is there an operational procedure for isolation?	N/A
2.12.4 Are oxidising materials used or stored correctly?	N/A
2.12.5 Has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A
2.12.6 Are there other significant hazards that warrant consideration including process hazards that impact on general fire precautions.	N/A
2.12.7 Are there suitable controls in place to effectively manage the fire risks associated with the other significant hazards?	N/A

3.0 Fire Protection

3.1.1 Is it considered that the premises is provided with reasonable means of escape in case of fire?

Yes

3.1.2 Is there adequate design of escape routes?

No

An escape route has been historically used to the side of the kitchen area which is not suitable and more suitable easily accessible routes lead directly from the cafe to a place of relative safety. There is a requirement to remove signage from the escape route that is compromised and to focus on the main exit from the cafe which are suitable in size and width to accommodate the maximum number of persons in the cafe and is a very short distance.



Photo 27

3.1.3 Is there adequate provision of escape exits?

Yes

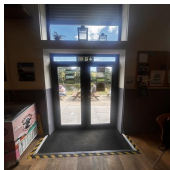


Photo 28

3.1.4 Are exits easily and immediately operable where necessary?

Yes

3.1.5 Do fire exits open in the direction of escape where necessary?

No

The fire exit doors open inwards but can accommodate the maximum anticipated number of customers.

3.1.6 Are sliding or revolving doors avoided as fire exits where necessary?

Yes

There are no sliding or revolving doors installed in the building.

3.1.7 Are there satisfactory means for securing exits?

Yes

All exits can be suitably secured whilst remaining fully accessible.

3.1.8 Are single direction travel distances reasonable in the circumstances of the case?

Yes

The single direction travel distances are very short to the fire exits.

3.1.9 Are alternative means of escape travel distances reasonable in the circumstances of the case?

Yes

3.1.10 Is there suitable protection of escape routes where required?

Yes

3.1.11 Are suitable fire precautions provided for inner and inner-inner rooms?

N/A

3.1.12 Are escape routes unobstructed? Escape routes are maintained as fully accessible.	Yes
3.1.13 Is the premises provided with reasonable arrangements for means of escape for disabled people? The building is based on the ground floor only and can accommodate persons in wheel chairs.	Yes
3.1.14 Are the exits in the right place and do the escape routes lead as directly as possible to a place of total safety?	Yes
3.1.15 Are the people who work in the building aware of the importance of maintaining the safety of the escape routes by ensuring that fire doors are not wedged or held open?	Yes
3.1.16 Are fire doors holed or damaged? There are no fire doors installed in the cafe as the layout is open plan.	N/A
3.1.17 Are fire doors provided with appropriate fire doors signs?	N/A
3.1.18 Are all external escape routes unobstructed and providing a clear route to the fire assembly points?	Yes
3.1.19 Are any holes or gaps in walls, ceilings and floors properly sealed, e.g. where services such as ventilation ducts and electrical cables pass through them?	Yes
3.1.20 Can all the occupants escape to a place of total safety in a reasonable time? Exits are in close proximity to the cafe and evacuations should be completed in a reasonable time.	Yes
3.1.21 Are fire assembly points in safe locations? There is requirement to designate an assembly point at a safe distance from the building and to signpost this.	No
 Photo 29	
To do Priority: Medium Due: 31.10.2026 17:00 GMT Created by: Joe Wright	
Fire Assembly Point There is requirement to designate an assembly point at a safe distance from the building and to signpost this.	
3.1.22 Is fire door integrity/strips/seals and all door furniture adequately maintained?	N/A
3.1.23 Are fire action notices adequate? There is a requirement to install fire action notices at the fire exit and other visible locations and to indicate the location of the assembly point.	No



Photo 30

To do | Assignee: Joe Wright | Priority: Medium | Due: 31.10.2026 17:00 GMT | Created by: Joe Wright

Fire Action Notices

There is a requirement to install fire action notices at the fire exit and other visible locations and to indicate the location of the assembly point.

3.1.24 Are high risk rooms adequately protected?

N/A

There are no high risk rooms in the building.

3.1.25 If vertical evacuation is necessary (internal or external), are stairways suitable in size and width?

N/A

There are no staircases installed or required to the building.

3.2.1 Is it considered that there is compartmentation of a reasonable standard?

Yes

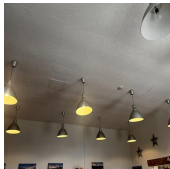


Photo 31

3.2.2 Is it considered that there is reasonable limitation of linings that may promote fire spread?

Yes

3.2.3 Are sprinklers if provided of the correct type for the risks present?

N/A

There are no sprinkler systems installed in the building.

3.2.4 Are fire/smoke dampers and control systems maintained and tested?

N/A

There are no fire or smoke dampers installed in the building.

3.3.1 Are all your escape routes covered by an acceptable form of emergency lighting?

No

There is no emergency lighting installed in the cafe or illuminated for exit signage. There is a requirement for a competent service provider to identify emergency lighting requirements both internally and externally.

To do | Priority: Medium | Due: 31.01.2027 17:00 GMT | Created by: Joe Wright

Emergency Lighting

There is no emergency lighting installed in the cafe or illuminated for exit signage. There is a requirement for a competent service provider to identify emergency lighting requirements both internally and externally.

3.3.2 Are toilets, plants rooms, external fire escape staircases, underground car parks and external escape routes covered by an acceptable form of emergency lighting?	No
3.3.3 Is there back-up power supplies for the emergency lighting?	No
3.4.1 Where necessary are escape routes and exits, the locations of firefighting equipment and emergency telephones indicated by appropriate signs?	No
There is a requirement to replace and relocate the fire extinguishers as they are partially hidden and are out of date.	
 Photo 32	
To do Priority: Medium Due: 31.10.2026 17:00 GMT Created by: Joe Wright	
Fire Extinguisher - Signage and access There is a requirement to replace and relocate the fire extinguishers to an accessible location as they are partially hidden and are out of date.	
3.4.2 Where necessary are notices provided such as those giving information on how to operate security devices on exit doors, those indicating doors enclosing fire hazards that must be kept shut and fire action notices for staff and other people?	Yes
3.4.3 Are all the necessary signs and notices being maintained, so that they continue to be correct, legible and understood?	Yes
3.4.4 Are signs provided for the information of the fire and rescue service, such as those indicating the location of gas isolation, water suppression stop valves and the storage of hazardous substances being maintained, so that they continue to be correct, legible and understood?	Yes
3.5.1 Is a reasonable manually operated electrical fire alarm system provided?	No
The alarm is triggered by a heat detector suitably located. The cafe is also open plan and a fire would be easily noticed during opening hours.	
3.5.2 Are fire alarm call points located at all final exits, storey exits, fire compartment wall exits or exits from rooms of high risk?	N/A
3.5.3 Is the fire control panel located at an exit and visible to the emergency services from the outside of the building?	N/A

3.5.4 Can the existing means of detection ensure a fire is discovered quickly enough for the alarm to be raised in time for all the occupants to escape to a place of total safety?

Yes

3.5.5 Are the automatic fire detectors of the right type and in the appropriate locations?

Yes

This is an Aico Easi-fit mains-powered heat alarm and most likely the Ei144 / Ei144RC model. These are specifically designed for kitchens because they ignore ambient cooking smoke, preventing false activations.



Photo 33

3.5.6 Can the means of warning be clearly heard or be perceptible and understood by everyone throughout the whole building when initiated from a single point?

Yes

3.5.7 Are there provisions for people in locations where the alarm cannot be heard?

N/A

The alarm can easily be heard.

3.5.8 If the fire-detection and warning system is electrically powered, does it have a back-up power supply?

Yes

See 3.5.5

3.5.9 Is there a remote transmission of alarm signal?

No

The alarm system is stand alone.

3.6.1 Are the extinguishers suitable for the purpose?

No

There are an insufficient number and type of extinguishers in the building. There is a requirement for a competent service provider to evaluate and supply the correct number and type of fire extinguishers for the building and to locate these in easily accessible areas.

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Fire Extinguishers

There are an insufficient number and type of extinguishers in the building. There is a requirement for a competent service provider to evaluate and supply the correct number and type of fire extinguishers for the building and to locate these in easily accessible areas.

3.6.2 Are there enough extinguishers sited throughout the premises at appropriate locations?

No

See 3.6.1

3.6.3 Are the right types of extinguishers located close to the fire hazards and can users get to them without exposing themselves to risk?

No

See 3.6.1

3.6.4 Are the extinguishers hidden from view and their position need indicating? See 3.4.1	Yes
3.6.5 Have steps been taken to prevent the misuse of extinguishers? There is a requirement for staff to receive training on the safe selection and use of fire extinguishers.	No
To do Priority: Medium Due: 31.12.2026 17:00 GMT Created by: Joe Wright	
Fire Extinguisher Training There is a requirement for staff to receive training on the safe selection and use of fire extinguishers.	
3.6.6 Are firefighting appliances checked that they are in good order at least monthly by the occupier? Once installed fire extinguisher need to be checked monthly for tampering and annually for inspection and maintenance by a competent service provider.	No
To do Priority: Medium Due: 31.01.2027 17:00 GMT Created by: Joe Wright	
Fire Extinguisher checks Once installed fire extinguisher need to be checked monthly for tampering and annually for inspection and maintenance by a competent service provider.	
3.6.7 Are those who test and maintain the firefighting equipment competent to do so? A competent service provider will be sourced for the installation and maintenance of Fire Extinguishers.	Yes
3.6.8 Are hose reels provided and maintained? There are no hose reels installed in the building.	N/A
3.7.1 Is there a suitable sprinkler or water based system that is adequate for the risk present? There are no sprinkler or water based systems installed in the building.	N/A
3.7.2 Is there a suitable gaseous local application or total flooding provided that is adequate for the risk? There are no gaseous or total flooding systems installed in the building.	N/A
3.7.3 Are those who test and maintain the fixed firefighting systems competent to do so?	N/A
3.8.1 Are there suitable smoke control facilities for the risk present? There are no smoke control facilities installed in the building.	N/A
3.8.2 Are those who test and maintain the smoke control facilities competent to do so?	N/A
3.9.1 Has notice been given to the fire and rescue authority regarding luminous discharge tubes cut-off switch, its colouring and marking.	N/A

4.0 Managing Fire Safety

4.1.1 Are appropriate fire procedures in place and properly documented?

No

There is a requirement to create and communicate to staff formal Fire procedures.

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Fire Procedures

There is a requirement to create and communicate to staff formal Fire procedures.

4.1.2 Are staff aware of the emergency plan, including the identity of people nominated to do a particular fire duty task?

Yes

Staff are aware of what to do in the event of an Emergency and this needs to be formalised and recognised by staff.

4.1.3 Have visitors and guests been informed about what to do in an emergency?

No

See 3.1.23

4.1.4 Have staff been given information about any dangerous substances?

N/A

There are no dangerous substances in use or in storage in the building.

4.1.5 Are there arrangements in place for informing temporary or agency staff?

Yes

Temporary or agency staff will receive the same instructions as full time staff.

4.1.6 Is there an arrangement for informing other employers whose staff are guest workers in your premises, such as maintenance contractors and cleaners?

Yes

4.1.7 Have fire safety arrangements been coordinated with other responsible people and with any contractors in the building?

N/A

There are no other businesses in operation in the building.

4.1.8 Have details been recorded of any information or instructions you have given and the details of any arrangements for co-operation and co-ordination with others?

N/A

4.1.9 Has a fire safety manager/deputy fire safety manager been appointed in writing with a suitable job description?

N/A

4.1.10 Have sufficient fire wardens been appointed to help in evacuating the premises?

No

See 3.6.1 and 4.4.1

4.1.11 Are there suitable arrangements for summoning the fire and rescue service?

Yes

4.1.12 Are there suitable arrangements to meet the fire and rescue service on arrival and provide them with relevant information?	Yes
4.1.13 Are there suitable arrangements for ensuring that the premises have been evacuated?	Yes
4.1.14 Is there a suitable fire assembly point(s)?	No
4.1.15 Are there adequate procedures for evacuation of any disabled people who are likely to be present?	Yes
4.1.16 Are persons nominated and trained to use fire extinguishing appliances? See 3.6.1, 4.1.1 and 4.1.10	No
4.1.17 Are persons nominated and trained to assist with evacuation of disabled people?	Yes
4.1.18 Have the fire and rescue service carried out pre-fire inspections of the premises?	No
4.1.19 Has an emergency pack been provided for fire and rescue service information during an incident?	N/A
4.1.20 Are routine fire inspections carried out? There is a requirement to carry out fire safety inspections when all the remedial actions have been completed and to maintain a formal record of inspections.	No
To do Priority: Low Due: 31.01.2027 17:00 GMT Created by: Joe Wright	
Fire Safety Inspections There is a requirement to carry out fire safety inspections when all the remedial actions have been completed and to maintain a formal record of inspections.	
4.2.1 Are all staff given adequate fire safety instruction and training on induction? The fire safety procedures that include induction need to be formal and a staff training record maintained.	Yes
To do Priority: Low Due: 31.01.2027 17:00 GMT Created by: Joe Wright	
Fire safety training The fire safety procedures that include induction need to be formal and a staff training record maintained.	
4.2.2 Are all staff given periodic refresher fire training at suitable intervals? Staff should receive periodic fire safety refresher training.	No
To do Priority: Low Due: 31.01.2028 17:00 GMT Created by: Joe Wright	
Fire Safety Refresher Training Staff should receive periodic fire safety refresher training.	

4.2.3 Are regular fire drills carried out at appropriate intervals?

No

There is a requirement to schedule practice fire evacuations at least annually. The role of staff in an evacuation needs to be included in the Fire Procedures and formally communicated.

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Fire Evacuation Practices

There is a requirement to schedule practice fire evacuations at least annually. The role of staff in an evacuation needs to be included in the Fire Procedures and formally communicated.

4.3.1 Fire risks in the premises?	Yes
4.3.2 The fire safety measures on the premises?	Yes
4.3.3 Action to take in case of fire?	Yes
4.3.4 Action on hearing the fire alarm signal?	Yes
4.3.5 Method of operation of fire alarm call points?	N/A
4.3.6 Location and use of fire extinguishers? See 3.6.1, 4.1.1 and 4.1.10	No
4.3.7 Means for summoning the fire and rescue service?	Yes
4.3.8 Identity of persons nominated to assist with evacuation?	Yes
4.3.9 Identity of persons nominated to use fire extinguishing appliances? See 3.6.1, 4.1.1 and 4.1.10	No
4.3.10 Are fire wardens given additional training?	N/A
4.3.11 Are joint training and fire drills sessions carried out in multi-occupied buildings?	N/A
4.3.12 Are employers aware of fire risks and general fire precautions for other organisations in the premises?	N/A
4.3.13 Are employees provided with adequate instructions and information regarding fire risks and general fire precautions for other organisations in the premises?	N/A
4.3.14 Have staff working in areas for used or stored hazardous or explosive substances had appropriate fire training?	N/A
4.3.15 Has the fire manager/deputy fire manager had appropriate training for their role?	N/A

4.3.16 Are appropriate training measures in place for those workers with language difficulties?	N/A
4.4.1 Adequate maintenance of workplace?	Yes
4.4.2 Weekly testing and periodic servicing of fire detection and alarm system?	No
There is a requirement to test the detection systems on a weekly basis and to record the findings.	
To do Priority: Medium Due: 31.10.2026 17:00 GMT Created by: Joe Wright	
Fire Detection - Testing	
There is a requirement to test the detection systems on a weekly basis and to record the findings.	
4.4.3 Monthly and annual testing routines for emergency lighting?	No
When installed; there is a requirement to complete monthly testing of emergency lighting and 6 monthly drop testing the backup batteries.	
To do Priority: Medium Due: 31.10.2026 17:00 GMT Created by: Joe Wright	
Emergency Light - Testing	
When installed; there is a requirement to complete monthly testing of emergency lighting and 6 monthly drop testing the backup batteries.	
4.4.4 Annual maintenance of fire extinguishing appliances?	No
When installed there is a requirement for a competent service provider to complete annual testing, inspection and maintenance of Fire Extinguishers.	
To do Priority: Medium Due: 31.10.2026 17:00 GMT Created by: Joe Wright	
Fire Extinguisher - Annual Testing, inspection and maintenance.	
When installed there is a requirement for a competent service provider to complete annual testing, inspection and maintenance of Fire Extinguishers.	
4.4.5 Weekly testing and periodic inspection of sprinkler installations?	N/A
4.4.6 Six-monthly inspection and annual testing of dry riser?	N/A
4.4.7 Weekly and monthly testing, six monthly inspection and annual testing of fire-fighting lifts?	N/A
4.4.8 Periodic inspection of external escape staircase and gangways?	N/A
4.4.9 Routine checks of final exit doors and security fastenings?	Yes
4.4.10 Annual inspection of lightning protection system?	N/A
4.4.11 Six-monthly inspection and annual testing of private hydrants?	N/A

4.5.1 Are daily checks in place to ensure that there is clear access for the attending Fire & Rescue Service?	Yes
4.5.2 Are suitable systems in place for reporting and subsequent restoration of fire safety measures that have failed? See 4.1.1	No
4.6.1 Are appropriate records kept for fire training and fire evacuation drills? There is a requirement to obtain and populate a Fire Safety Logbook with relevant documentary evidence of all the required checks and to make this available on request.	No
To do Priority: Medium Due: 31.10.2026 17:00 GMT Created by: Joe Wright	
Fire Safety Checks and records There is a requirement to obtain and populate a Fire Safety Logbook with relevant documentary evidence of all the required checks and to make this available on request.	
4.6.2 Are appropriate records kept for fire alarm tests? See 4.6.1	No
4.6.3 Are appropriate records kept for escape lighting tests? See 4.6.1	No
4.6.4 Are appropriate records kept for the maintenance and testing of other fire protection systems?	N/A
4.6.5 Are fire records immediately available for inspection by the enforcing authority? See 4.6.1	No
4.6.6 Is there an emergency plan in place? See 4.1.1	No
4.6.7 Does the fire emergency plan take account of other emergency plans applicable in the building?	N/A
4.6.8 Is the fire emergency plan readily available for staff to read? See 4.1.1	No
4.6.9 Is the fire emergency plan available to the enforcing authority? See 4.1.1	No
4.6.10 Are Personal Emergency Evacuation Plans (PEEPS) required and in place?	N/A
4.7.1 Have the following matters been taken into particular account in risk assessment in respect of young persons:	

4.7.2 the inexperience, lack of awareness of risks and immaturity of young persons	Yes
4.7.3 the fitting-out and layout of the premises?	Yes
4.7.4 the nature, degree and duration of exposure to physical and chemical agents?	Yes
4.7.5 the form, range, and use of work equipment and the way in which it is handled?	Yes
4.7.6 the organisation of processes and activities?	Yes
4.7.7 the extent of the safety training provided or to be provided to young persons?	Yes
4.7.8 risks from agents, processes and work listed in the Annex to Council Directive 94/33/EC on the protection of young people at work?	Yes

5.0 Risk Rating

Recommended actions and timescales for completion

It is recommended that the risk based actions raised be completed within the timeframes given to reduce the overall risk from AMBER - MEDIUM RISK to GREEN - LOW RISK

Risk Rating

AMBER - MEDIUM RISK

Tracey Bolton Managing Director

Tracy Bolton Managing Director
30.08.2026

Pennine Fire & Safety Ltd

Joe Wright CMIOSH OSHCR Pennine Fire and Safety Ltd
30.08.2026

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

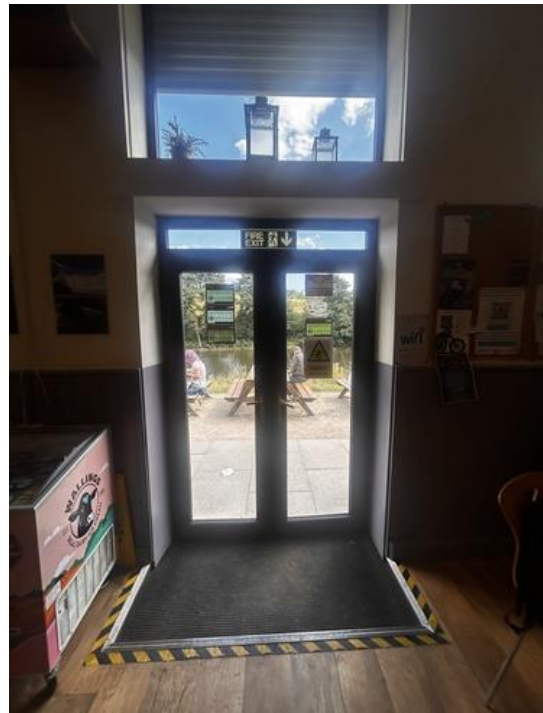


Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33