



GUEST INFORMATION PACK



WELCOME TO SKIRFARE BARN

Free WiFi is available throughout:

Select wireless network: **Skirfare Barn**

Password: **@Skirfare123**



SCAN ME



Skirfare Barn Welcome Park

Yorkshire's premier group accommodation venue

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Welcome to Skirfare Barn, Kilnsey

The post code for SAT NAV users is Skirfare Barn, Kilnsey BD23 5PT. Google map with directions - <https://goo.gl/maps/FijcgPL8GNq>

Thank you for choosing to stay at Skirfare Barn. We hope you have a wonderful holiday. We have put this welcome pack together to help you make the most of your stay in our bunkhouse in the beautiful village of Kilnsey in Upper Wharfedale in the heart of the Yorkshire Dales National Park.

Surrounded by the beautiful limestone scenery this picturesque traditional stone barn, sleeping up to 20 people, has been sensitively converted by local craftsmen to provide convenient, flexible and comfortable group accommodation in a peaceful and private rural setting.

Located in its own one acre grounds, complete with garden toys, outdoor seating, a large outdoor BBQ, it's the perfect venue in an outstanding setting.

It is important to respect and abide by the Conditions of Hire and Tidy-Up bond, full details of which have been emailed to you and can also be found at the back of this welcome pack, in order to keep our preparation for our next guests to a minimum. Put simply, please leave the barn as you found it.

We do understand that accidents can happen so please let us know if you damage anything so we can take appropriate action. We would not normally charge for minor breakages, but at our discretion, we may invoice for repair or making good if the damage or breakage is significant.

Whilst the barn is detached and in an open space, we ask that you consider occupants of the other properties nearby by keeping noise to reasonable levels.

Should you need to contact us for anything, please call us on 01756 636 350, or email info@skirfarebarn.com

Please let us know if you think we have missed anything from this welcome pack, the content of which is correct as of September 2025.

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Parking at Skirfare Barn

We can accommodate a maximum of 8 cars within the barn grounds. Additional parking is available in the layby on the road, in front of Wharfedale Lodge.

Arrival - Door Entry Access Code

All you need to enter the barn is your **access code**. This will have been supplied to your group booking leader by email and is unique to your reservation. This code will only work when entered on the key pad on the front door from the start time of your stay with us. Typically, this will be 4pm, unless you have agreed otherwise.

The code will last for the duration of your visit until your exit time.

To lock the door from the inside, simply press the “*” button twice with the door open. This will lock the door externally, whilst still allowing you to exit if needed. Please do not let your kids “play” with the key pad.

To lock the front door on exit, simply shut the door and press the “*” key twice.

Departure

On your departure day, please remember that your group must fully vacate the barn and car park by 10.30am, unless agreed otherwise. Your access code will not work after this time.

This allows us a limited time to prepare the barn for our next guests, usually the same day. We therefore, politely remind you that in accordance with the conditions of hire you have agreed to, you are likely to be charged £35 per hour if this request is ignored.

Prior to your departure, please remove your bed sheets and pillowcases from any used beds and place inside the green laundry basket in the foyer. Please leave mattress and pillowcase protectors on. Switch off all lights, close all windows, empty all the bins and put the rubbish out and remember to abide by the Conditions of Hire and Tidy-Up bond.

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Inside Skirfare Barn

The bunk barn accommodation consists of a spacious stone flagged entrance hall, a cosy, oak beamed sitting/dining room with exposed stone walls, a new fully fitted kitchen area with modern appliances, separate Ladies and Mens washrooms with toilets (5 total) and 3 individual showers, a drying/cloak room and 5 bedrooms sleeping a total of 20 people.

The Common Room

With oak beamed ceiling, the common room contains a huge 15+ seater sofa with large cushions to relax in, additional individual chairs provide total seating for 20 and a coffee table, a large, wall mounted flat screen TV/DVD with Freeview TV with assorted DVDs and a large wall mounted whiteboard for planning your activities etc.

The large custom built oak dining table to comfortably seats all 20 guests without having to worry about table legs getting in the way.

The Kitchen

The modern kitchen is fully stocked with utensils, crockery, pots and pans etc for 20 people boasting two electric cookers with 8 hobs, 2 ovens and grills, microwave oven, 2 x slow-cookers, two toasters, large kettle, dishwasher, fridge and large fridge/freezer.

The hot water is on most of the time but goes off in the middle of the day.

The water can become **very hot** so please be careful.

If the kitchen sinks become blocked there is a plunger under the sink, please **do not** press down too hard in the sinks.

For a full list of kitchen equipment, please see page 11 of this welcome pack.

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The Bedrooms

The 5 bedrooms are all downstairs, sleeping a total of 20 people consisting of: 2 twin bedded rooms, plus 2 bunk rooms sleeping 4 people and a bunk room sleeping 8. All bedrooms provide a bed with a clean pillow, pillow case and fitted sheet. Please bring your own sleeping bag or quilts and covers (spare blankets are provided).

The large "Superman" room has a large, wall mounted flat screen TV with Freeview, DVD and connections for a Games Console. This is the only bedroom with electric sockets. Please note that this room is not lockable as it is a fire exit.

The Bathrooms

There are three bathrooms, one communal with a shower, toilet and sink downstairs and separate Ladies and Mens' washrooms upstairs, each with a shower, two sinks and two toilets.

Please ensure that the **shower curtains remain inside the shower trays** at all times. This will prevent flooding inside the building.

Please **do not** put nappies, sanitary wear, wet/baby wipes, etc down the toilet bowls. These items will block the system leaving you with toilet back-up and no facilities.

So please only flush toilet paper. Anything else, please use the bins provided.

There is a black plunger in the men's bathroom if the toilet bowls become blocked.

The showers draw hot water from a tank in the loft. The tank is fed by the central heating boiler which is on most of the day.

The tank has limited capacity and will only supply hot water for a few showers at a time. If the showers run cold, please wait for 20 minutes for the water to heat up again. The hot water is on most of the time but goes off in the middle of the day, so showers will run cold between 10.30am and 4pm.

The water can become **very hot** so please be careful.

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The Drying Room

This room provides coat hooks and boot drying racks, whilst also doubling up as a cleaning equipment room. Please hang your wet coats. Trousers etc on the hooks provided and rinse off muddy boots using the tap outside before placing your boots on the boot drying racks.

There is a dehumidifier in this room which will help to dry out your gear. It is on a timer. Please **do not** tamper with it. In addition there is an extra fridge/freezer.

Heating

The central heating system is set so that the whole barn is warm and comfortable for you in the mornings, later afternoons and evenings. The Common room and bathrooms should be pleasantly warm, the bedrooms and hallway comfortable. The system turns off at 10.15am and back on at 4pm, then off again at 11pm. The times vary a little between summer and winter. The thermostats are set to provide heating levels in accordance with Government guidelines. Please appreciate that due to the construction and location of the barn it is impossible to keep it as warm as you may be used to at home. Full time winter heating supplements £35 per day.

There are supplementary electric heaters in the common room, foyer and the large bedroom operated by a coin system in the "Superman room" by the window.

Water Pressure

Our filtered water comes directly from a local natural spring and pressure can become low on occasion (usually after heavy rain/frost), meaning our water tank becomes slow to fill. Typically you will notice this after using a high volume of water through showering, washing up, etc. If this happens during your stay, or the water flow stops completely, please ensure you close all taps (**this is critical**) and allow enough time for the pressure to build again - approximately 20 minutes.

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Televisions and DVD Players

There is a wall mounted 55 inch SMART Freeview TV in the common room with Amazon and Netflix Apps which you can log in with your own accounts. The TV also has HDMI and USB connections on the right hand side.

The TV in the "Superman room" has a stand alone DVD player attached and connections for a Games Console.

Please **do not** attempt to move any TV. **Please note** - lost/broken remotes will be charged for and taken from your bond. Five were somehow "lost" last year and cost £35 each to replace.

Electric Sockets

You will soon notice that there aren't many! The Common room has plenty, but all bedrooms other than the "Superman room" have no electric sockets.

If you have electrical outages try the fuse box in the large bedroom above the window and reset the fuse switch if it has tripped.

Internet Access

We have fast business wireless broadband installed; enough for several people at any time plus Netflix etc.

The Wi-fi network is **Skirfare Barn** and the password: **@Skirfare123**. But why not look out the window to see something far more interesting? Even better go outside and enjoy this part of the wonderful Yorkshire Dales!

Dogs on site

You are welcome to bring well behaved dogs at £20 per dog if paid for when booking your reservation.

Dogs found on site without pre-payment and any evidence of dog hairs or paw marks found on any of the furniture or beds, will be charged for at a cost of £35 per animal to cover the cost of additional cleaning.

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Rubbish

There is a big black bin on the left as you enter the kitchen from the Common room. Further bins can be found in the bathrooms.

Please ensure that all rubbish is removed from the barn before you leave at the end of your stay.

The big bins are located at the top of the drive, just beyond the gate is for general rubbish and usually emptied every Thursday morning.

The green bin is for recycling and are generally emptied alternate Friday mornings.

We are charged by the council if the items are not separated, so please make sure plastic, metal and glass are in the recycling bin only.

Please leave the bins at the top of the drive.

Security

Upon every exit, please turn off all lights, including the external porch and check the bathrooms lights are switched off.

Please close all windows and fully lock the door by pressing “**”.

CCTV

The barn has a CCTV recording system installed externally and internal communal areas only for security and insurance purposes only as the property is empty when not let to guests.

The cameras are recorded on site only, and are not accessible unless on site and are only viewed by the owners should property damage need to be verified.

We do not have any specific policy regarding the cctv and all guests are welcome to come prior to their booking to view the property and create their own risk assessments.

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Fire Precaution

The barn has a professionally fitted and serviced smoke and heat detection system and the alarm is automatic. The alarm is in the foyer on the wall to the right of the stairs as you enter the building. This should not be touched during normal operation.

There is potential for false alarms. If the alarm sounds and if you are certain that no fire exists, then you will need to reset the alarm by following the instructions next to the system. There are two fire extinguishers in the foyer at the bottom of the stairs, one at the top of the stairs by the door to the common room and one as you enter the kitchen, where there is also a fire blanket on the shelf next to the window.

You should **appoint a person** to be responsible for all fire issues at the start of your stay at the barn and familiarise yourselves with all fire safety related equipment, and evacuation procedure notices which are located throughout the building.

First Aid Box

You will find the First Aid Box and Accident Report Book on top of the cupboard next to the fridge freezer in the kitchen. Please let us know if you need to use any of the supplies so that we can replace these for future guests. Please make entries into the report book as necessary.

Outside Areas

Outside there are spacious well maintained private gardens with wonderful views of the surrounding countryside. There are two large picnic benches and a number of free standing chairs, a toy box on the patio containing a selection of outdoor games and a large masonry barbecue. Charcoal and briquettes (not provided) can be bought from SPAR a few miles down the road in Threshfield. Please **clean the BBQ** out fully after you have used it, on all surfaces inside and out including the grill. Failure to clean will result in a charge as per the booking conditions of hire and tidy-up bond.

A large secure storage container is installed in the car park area for safe storage of cycles and any other equipment you may have. Please ask for the combination code.

Please **do not** climb, run or sit on any walls/fences or enter the septic tank area.

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Snow Conditions

If snow or ice is forecast we highly recommend that you consider parking your vehicles in the road layby 50 yards to the left of the driveway entrance, above our neighbours barn - Wharfedale Lodge.

A snow shovel, and rock salt is available for use and is stored in a yellow bin next to the green secure container in the carpark.

Recommended items to bring

In addition to the obvious sleeping bag/duvets, towels, food and drink, we would suggest you bring, or arrange a supermarket delivery, the following;

Condiments - sauces, butter, cooking oils, additional tea-towels (we provide six on site); cleaning cloths (we provide washing up sponges and brushes); washing up liquid and surface cleaners; bin-bags for all waste; dishwasher tablets (we provide 2 per day), toilet rolls especially if staying for longer periods (we provide 2 per stall); and BBQ fuel and cleaning materials.

In addition, you may wish to consider toys for children and DVD's to watch, though a small selection of both are provided on site.

Sleeping bags are available to purchase, whilst duvets and thermos flasks can also be hired for a small fee upon request.

We also have a number of extras that you can purchase to enhance your stay with us, including breakfast packs, packed lunches, casks of locally brewed real ales complete with hand pump, lager and dispensing machine and Wharfedale gins; details of which can be found on our website: www.skirfarebarn.com

Your Obligations

The Conditions of Hire and Tidy-Up Bond, plus arrival and departure notices outlined at the back of this pack explain what is required of you during your stay at the barn. Put simply, please treat our property with the respect you would afford your own homes.

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Equipment on site for general use

The following inventory is listed as a minimum for your booking. If there are certain items that you think we have missed, please do let us know. However, please do bare in mind that Skirfare Barn is a bunkhouse and not portrayed as a luxury hotel, nor a high end self catering holiday cottage.

The Kitchen

Crockery including plates, bowls, cup and saucers, mugs, glasses (wine, beer, juice) platters, serving dishes, gravy boats, cutlery all for a minimum of 20 people.

Assorted utensils eg. grater, whisk, spatulas, tin openers, 1 x large waste bin, 2x washing up sponge & 2 x washing up brush, 2 x jaycloth, 6 x teatowels per booking

2 x electric fan ovens, 8 hobs, 2 x grills. 2 x slow-cookers, 1 x microwave. 1 x sink, 1 x dishwasher, 1 x tall free-standing fridge/freezer, 1 x undercounter fridge, 1 x dishwasher (2 tablets per day), 2 x 4 slice toasters, 1 x commercial 2 litre kettle, 1 x 1.5 litre kettle, 1 x extractor fan.

2 x large frying pans, 3 x large commercial deep pans, 6 x assorted size pans, assorted casserole dishes, several oven dishes, several baking trays, 3 x glass mixing bowls, assorted serving plates, 3 x water jugs, 2 x cafetieres, 2 x teapots.

The Common Room

1 x dining table with seating for 20, 20+ table placemats, large sofa, 1 x coffee table, 1 x fruitbowl, 1 x wallmounted SMART Freeview TV including remote, 1 x wallmounted whiteboard.

The Bedrooms

16 x bunkbeds in 3 rooms (2 x 4 bed & 1 x 8 bed), 4 x single beds in 2 rooms, wallmounted TV & DVD player in large 8 bed room, spare blankets

The Bathrooms

5 x toilets, 3 x showers, 5 x sinks, 1 x hairdryer, 10 x toilet rolls per booking

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Drying Room

1 x vacuum, 1 x sweeping brush, 1 x dustpan/brush, 1 x mop & buckets, drying racks and hangers for clothing/boots, 1 x dehumidifier, 1 x tall free-standing fridge/freezer.

Outside Area

1 x BBQ, 2 x picnic benches, 10 x garden chairs, 1 x cooler boxes (stored in the drying room), 1 x outdoor toy box with assorted garden toys, 1 x snow shovel, 1 x grit bin, 1 x large storage container.

Tidy-Up & Breakages Bond

The following schedule should be done before you leave and forms part of your agreed hire terms and conditions.

- 1) Remove sheets and pillowcases from those beds that have been slept in and Place in the laundry basket in the main entrance foyer.
- 2) Empty all rubbish/litter bins into large bin at top of drive, separating glass, plastic and cardboard into the additional recycling bin provided.
- 3) Remove all your litter from patio/garden areas
- 4) Wash, dry and replace all crockery/cutlery/grill pans etc. Empty dishwasher.
- 5) Wipe food spills off and clean inside the cookers/grills/ovens/work-tops/fridges
- 6) Return furniture back to where you found it
- 7) Remove your litter from bathrooms/bedrooms, including under beds and bins
- 8) Sweep and vacuum living room and under dining table and wipe table clean
- 9) Vacuum all bedroom floors and the drying room floor, removing any mud
- 10) Switch off all electrical appliances and turn off all lights
- 11) Fully clean the BBQ grill & brush ashes out and leave in condition found
- 12) Notify us of any damage/breakages before you leave

Your bond will be returned to you shortly after your visit if the above schedule, in its entirety, has been carried out. The bond is not a cleaning charge, nor does it replace your obligations to tidy the barn after your visit. **Failure to do so will result in deductions in your bond refund.** We reserve the right to make extra charges for any breakages/damage other than wear and tear during your hire of the barn.

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In Case of Emergency and General Safety

In the event of a medical emergency, dial 111 for non-life threatening situations or 999 from your mobile in the case of general crime, fire and health emergencies.

Fire

In case of a fire, please vacate the barn by the nearest safest exit; the front door, the fire exit door at the back of the "Superman room", or as a last resort, one of the common room windows.

Report to the person you have appointed in charge of the Assembly point on the driveway, next to the Sceptic Tank area. Do not stop to collect personal belongings and do not take risks.

Hospitals

The nearest hospital with an A & E department is Airedale General Hospital, Skipton Road, Steeton, Keighley BD20 6TD (approx.: 30 minutes drive). Tel: 01535 652511.

Doctors

There is a GP surgery in nearby Grassington at 9 Station Road, Grassington, BD23 5LS. Tel: 01756 752313. It is open every weekday 8am to 6pm except for Mondays when it closes at 7.30pm.

Dentist

There is a dental practice in Grassington, housed in the same building as the doctors surgery, detailed above. Tel: 01756 753782.

Pharmacy

There is a chemist located next to the doctors surgery in Grassington which is open every weekday from 9am – 1pm & 2pm – 6pm. Tel: 01756 752338. At weekends and for out of hours and late night chemists, "google" Skipton chemists.

Vets

Ashlands, Rock Villa, Cavendish Street, Skipton BD23 2AB. Tel: 01756 636999

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Banks, Cashpoints, Post Offices

The nearest cash point can be found just over three miles down the road at the SPAR supermarket and filling station in Threshfield. A mile further down the road is Grassington Post Office is on Main Street.

For additional cash points, banks and post offices go to Skipton or Ilkley.

Tourist Information Centre

Grassington Tourist Information Centre is located within the National Park Car Park, on the edge of Grassington village on Hebden Road.

Shops

The nearest shop is The Village Store, 3 miles up the road in Kettlewell which caters for most household needs. A more comprehensive offering can be found at SPAR convenience store, just over 3 miles in the other directions towards Grassington at Threshfield.

The village of Grassington, four miles from Kilnsey, has a number of small craft, sweet, paper, clothes and gift shops.

You will find your usual high street stores and larger supermarkets 20 minutes drive away in Skipton.

Filling Stations

There is a SHELL filling station at the SPAR in Threshfield which is open daily from 7am until 10pm.

Your Local Pub: The Tenant Arms Hotel

Should you choose to have an evening down the pub, or just fancy a pint, the famous Tenant Arms bar and restaurant, serving local real ales, wines and excellent bar meals is an easy 10 minute stroll down the road from the barn, just past Kilnsey Crag.

Details of other traditional Dales pubs can be found on the next page.

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Other Pubs & Restaurants in Upper Wharfedale & Littondale

We are blessed to have some of the best pubs in the country on our doorstep with more than 20 typical Dales hostelries within 20 minutes drive and under 3 hours walk from Skirfare Barn.

Littondale Pubs

The **Falcon Inn** (the original “Woolpack” in Emmerdale) is just three miles away in Arncliffe, with the **Queen’s Arms** a further two miles up the road.

Wharfedale Pubs

In addition to the Tennant Arms in Kilnsey, Kettlewell, just two over two miles to the north, boasts three pubs (The Blue Bell Inn, the King’s Head and The Racehorses Hotel), the Fox & Hounds at Starbotton and the Buck Inn at Buckden are an additional two and four miles up the road respectively, whilst a mile further on at the top of the Dale, you will find the George Inn at Hubberholme.

Heading south, three miles from the barn, The Gamekeeper’s Inn is located within the grounds of Long Ashes Park, in Threshfield, there’s the Old Hall Inn and a mile on the popular village of Grassington is home to Grassington House, the Black Horse, the Foresters Arms and the Devonshire Hotel.

Back across the river, go left at the Fire Station to the Fountaine at Linton, the Red Lion at Burnsall and then onto Appletreewick to the Craven Arms and the New Inn.

Cafes & Tea Rooms

The nearest café can be found at Kilnsey Park, 10 minutes back down the road past the Tennant Arms. There is one tea room in Kettlewell along with a fabulous new deli and numerous others in Grassington.

Takeaways

There is a fish and chip shop and an Indian Takeaway in Grassington, whilst the majority of the local pubs offer takeaway fish and chips, pizzas etc.

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Local Attractions

There is an abundance of attractions in around Kilnsey, all within easy reach of Skirfare Barn; walking, cycling, climbing, caving, fishing, pony trekking, swimming, rugby, and much more. Upper Wharfedale has it all!

Kilnsey is situated right at the very heart of the Yorkshire Dales National Park so there is easy access to numerous walks (including the Dales Way and Inn Way) and cycle routes (including the Tour de France and Tour de Yorkshire).

Visit Malham with its famous Cove and Gordale Scar, Wensleydale for Middleham Castle, the Wensleydale Creamery and the Wensleydale Railway at Hawes, Nidderdale for Stump Cross Caverns, How Stean Gorge and Brimham Rocks.

How about a trip over to Ribblehead Viaduct and the dramatic Settle Carlisle Railway? Don't forget to call in at Ay.

The market town of Skipton has a famous castle, a lively market, canal trips, lots of excellent shopping. The vibrant town of Ilkley is a little over 30 minutes drive away; a visit to the famous Cow and Calf Rocks and Ilkley Moor is must and where the Yorkshire National Anthem "On Ilkla Moor Baht 'at" was composed.

Closer to home is Grassington, a lively small bustling town considered the "Jewel of Wharfedale", only a 10 minute drive from the barn. A walk around the impressive lead mine remains is well worth considering, whilst Linton Falls is a sight to behold.

Just around the corner in the other direction, wander around the beautiful village of Kettlewell, home to the famous scarecrow festival and three pubs.

Right on your doorstep is the Kilnsey Park Estate just before the Tenant Arms, with its Trout Farm for fishing, children's Adventure Trail and playground, gift shop and cafe, the Kilnsey Trekking and Riding Centre in Conistone over the bridge, whilst Long Ashes Park, a few miles down the road towards Threshfield offers, swimming pool, gym and spa facilities, with days guests more than welcome.

Continued on opposite page.....

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Local Attractions (Continued)

If river fishing is your thing, you are spoilt for choice. Buy permits for the Wharfe (at the bottom of the garden) from the Tennant Arms and the Skirfare (around the corner at the bridge) from the Falcon at Arncliffe.

For sports fans, Wharfedale Rugby Union Club is one of the most progressive in the north; they play their home games in National League Two North at "The Avenue" in Threshfield. A little further away football fans can see Bradford City at Valley Parade or Burnley at Turf Moor in around an hour by car.

Festivals, Galas and Fêtes

Grassington is renowned for its festivals, boasting four every year. Starting in June with the Grassington Festival is a celebration of music and arts in the Yorkshire Dales, with many famous names and acts in attendance every year.

In mid September, there's the famous 1940s Weekend, whilst the legendary Dickensian Festival and Christmas Market spans three weekends from the end of November.

Nearby, Buckden Gala kicks off the local country fair programme in June, Littondale Fete, Burnsall Feast Sports and Hebden Sports all take place in August, before the Yorkshire Dales' foremost agricultural event, The Kilnsey Show on the Tuesday immediately after the August Bank Holiday Monday.

Showcasing life and farming in the Dales, notably the breeding of livestock, along with crafts and rural traditions, Kilnsey Show is a great day out for young and old.

Sandwiched in between, usually starting on the second weekend of August for eight days, Kettlewell Scarecrow, is a real crowd pleaser, with a different theme every year for adults and children.

For more information about any of these attractions and events, just enter them into a search engine, or pick up a leaflet from the foyer.

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Local Bus Services

The nearest bus stop to Skirfare Barn is outside the Tenant Arms Hotel, a few minutes walk down the road past Kilsney Crag.

The Upper Wharfedale Venturer operates a daily service, Monday to Saturday, between Buckden and Grassington.

These 16 seater minibuses link with connecting services on larger buses to Skipton and beyond at Grassington.

On Sundays and bank holidays, Dalesbus run services on single and double decker buses from Leeds via Ilkley to Buckden (and Hawes in the summer) with connections to Skipton and Manchester at Grassington.

For timetables and further information, see www.dalesbus.org

Nearest Train Stations

The nearest mainline stations are in Skipton and Ilkley. Daily services operate between Leeds and Bradford from both, with connections to London and the rest of the country.

For timetables and further information, see www.thetrainline.com

Local Taxis

There is one taxi firm, with 6 seater vehicle operating in Upper Wharfedale.

Kettlewell Taxis:
(Frank: 07940 753524)

There are also a number of firms in Skipton; search for Skipton Taxis on the internet.

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Fire Risk Assessment

Fire Risk Assessment Address of Property Assessed

Skirfare Barn, Kettlewell Road, Kilnsey, North Yorkshire, BD23 5PT.

Persons Undertaking the Assessment

Mr Jonathan Shepherd; director of Skirfare Barn Ltd; the owners

Date of Assessment: September 2025

Step 1 - Identify Fire Hazards and Fire Risks

1.1 Sources of Ignition

- a) Electrical - Wiring and Appliances
 - 1. Periodic inspection of electrical installations (due every 5 years), next due April 2029.
 - 2. All portable appliances are subject to an annual inspection, next due September 2026.
- b) Cooking – electrical equipment
 - 1. Full Instructions for electric ovens and hobs, microwave and all other electrical appliances are provided in the kitchen.
 - 2. All appliances are cleaned on a regular basis.
- c) Electrical appliances – general
 - 1. Turn off all appliances at the plug socket at night.
- d) Laundry equipment – washing machine filters are cleaned regularly.
- e) Heating – oil; secure, double bunded oil tank, boiler serviced annually.
- f) Furniture and Furnishings. All furniture and mattresses conform to the Furniture and Furnishings (Fire Safety) Regulations 1988.
- g) Commercial Waste & Recycling Bins – large metal general waste bin and green wheelie bin for recycling located outside at the top of the drive by the entrance to the property.
- h) Other items:
 - 1. Any flammable agents (eg furniture polish) are stored in the cleaner's cupboard under the stairs in the foyer which is locked. There are no open flames anywhere in the building.
 - 2. Paint and paint-related articles are safely and securely stored in an external container in the grounds next to the car park.



Skirfare Barn Welcome Park

Yorkshire's premier group accommodation venue

Fire Risk Assessment (Continued)

1.2 Activities that might cause a fire, including work processes/procedures etc

- a) Risk from cooking - but not more than normal.
- b) Children playing with matches - no matches are provided .
- c) Candles – are not provided and are not allowed on the property.
- d) Smoking - Smoking is not permitted on the premises.
- e) Barbeques. A masonry barbeque is provided in the garden area outside the building for guest use. Should visitors choose to bring their own barbeque, it should be placed safely in the patio area outside the building, well away from the door. Barbecues are not to be left unattended and charcoals should be disposed of responsibly.

Each of the above depends on care exercised by visitors.

Step 2 - Identify Persons at Risk

- a) Visitors to the bunk barn, including children and the elderly. The barn is equipped for twenty guests.
- b) Anybody performing domestic work or with access to the barn for maintenance.

Step 3 – Reduce and Minimise the Risks

3.1 Fire alarm and fire detection

The barn has a professionally fitted and serviced hard wired, with battery back up, smoke and heat detection system and the alarm is automatic and tested monthly. The alarm is in the foyer on the wall to the right of the stairs as you enter the building. This should not be touched during normal operation. There is potential for false alarms. If the alarm sounds and if you are certain that no fire exists, then you will need to reset the alarm by following the instructions next to the system.

Guests should appoint a person to be responsible for all fire issues at the start of their stay at the barn and familiarise themselves with all fire safety related equipment, and evacuation procedure notices which are located throughout the building.



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Fire Risk Assessment (Continued)

3.2 Situation of property and means of escape

- a) Type of property: Self catering bunk barn, detached, stone built, timber roof with stone slates.
- b) Number of exit doors and where they are:
 1. Exits: the front door on the ground floor and the fire door at the far end of the large "Superman" bedroom. Also on the ground floor are the primary escape routes.
- c) If you cannot fight a fire with the extinguishing materials provided please follow this procedure:
 1. If the fire alarm has not yet detected the fire, break the glass on one of the Fire Alarm Call Points, at the top of the stairs next to the common room, the "Superman" bedroom or by the front door, or shout a warning to raise the alarm,
 2. Evacuate the building through the escape route/s
 3. If safe to do so, close the doors behind you to minimise the spread of fire
 4. Account for all occupants and gather at the Fire Assembly point next to the Sceptic Tank area in the car park.
 5. Call the Fire Brigade

3.3 Fire fighting equipment

- a) There are two 6 litre foam fire extinguishers in the foyer at the bottom of the stairs, one at the top of the stairs by the door to the Common Room and one as you enter the Kitchen. All are subject to annual servicing. (next due September 2026).
- b) There is a fire blanket in the kitchen, next to the window, subject to annual inspection (next due September 2026).

3.4 Carbon monoxide detection

Not required –oil fired central heating via a boiler located in a secure, locked boiler room with no access for guests or the public.

E- Signature: *Jonathan Shepherd*

Next assessment/review due: September 2026