

[REDACTED]
New Farm
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

26 MAY 2022

25th May 2022
Mr Paul Cooper Assistant Coroner
Myle Cross Centre
92 Macaulay Drive
St Giles
LINCOLN LN2 4EN

Dear Mr Cooper

Regulation 28 Report Mrs Sandra Barnett - Response

I am in receipt of your report which relates to a property at Holme Farm, [REDACTED]. Please would you note that our names and address for correspondence is as above. The letter was delivered but as the property is not permanently occupied, the mailbox is not checked regularly hence the delay in responding to you.

Context:

Holme Farm is a detached farmhouse dating back largely to the Victorian period although there is evidence of an earlier farmhouse due to different levels on the ground floor. The property was extensively renovated in 2019/2020. We did in fact do some alterations to the staircase at the top where there was a very narrow tread at the point where it splits into the two accesses to different parts of the house. We enlarged the tread to make it wider and replaced the stair carpet. We discussed replacing the whole staircase with the joiner to make it meet modern standards. However, we were unable to find a solution that retained the historic integrity of the farmhouse without substantial alteration to rooms at both levels. We began letting Holme Farm in October 2020 and the Barnett family were one of the first visitors that we welcomed. We have continued to let Holme Farm without any similar incidents or reports from any visitors of safety issues.

Action taken:

Following the second visit of the Barnett family in April 2021 and the tragic accident, we immediately took the following steps to prevent future accidents in and around the staircase:

1. A second handrail was added to the wall so that both hands could be used to use the stairs if required.
2. The temporary use of stairgates was ceased and permanent stairgates were fitted at the bottom and at both access points at the top of the stairs.
3. Further information was added to the AirBnb web pages and the Visitors Information pack giving advance notice that this is an old property with steps and stairs and that visitors should be aware and take care if they have mobility issues.

I attach some photographs to illustrate the above.

As you can imagine we were deeply shocked at the tragic death of Mrs Barnett especially as we had met her and talked about the things she had enjoyed during her holiday stay at Holme Farm. Our heartfelt condolences go to her husband and wider family.

Yours sincerely,









