



**Fire Risk
Assessment**

INTRODUCTION

Fire Safety Consult Limited (FSC) have relevant industry accreditations and latest industry knowledge. We will provide professional advice and highlight any areas for improvement, and can then assist in writing a comprehensive fire risk assessment report which you can keep for your records (as required by law).

Our goal is for our qualified assessors to look out for our client's best interest with regards to safety.

Your personal bespoke fire risk assessment will highlight any potential fire hazards within your property and any recommendations, as well as receiving an action plan, the report will also clearly indicate how to remedy any issues raised. Our reports meet the requirements of the Regulatory Reform (Fire Safety Order) 2005 and is fully PAS-79 compliant and easy to understand.

FSC Limited can carry out a comprehensive, objective fire audit to help you gauge your current situation and fire prevention measures to form a full and proper report with comprehensive fire risk assessment guidance.

Our clients tend to be Developers, Block Management Companies, Business Owners, and Individual Property Owners.

“A consultancy firm, bespoke to each client and with a human touch.”

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The Law:

The Regulatory Reform (Fire Safety) Order 2005 or "The Fire Safety Order" applies across England and Wales and came into force on 1 October 2006.

The Order is a key piece of legislation that was introduced to prevent fires from starting or reduce the possibility of fire. If a fire should occur in your workplace, this law provides guidelines on how best to contain it.

Each Article within the RRO (Fire Safety) Order 2005 explains what must be done in order to be compliant. It ultimately provides a framework for regulating fire safety in all non-domestic premises including workplaces and the parts of multi-occupied residential buildings used in common in England and Wales. The Order was amended by the "Fire Safety Bill" in 2021. This bill added further clarity regarding who is responsible for fire risks in multi-occupied buildings.



▶ Article 8 states:

"8.—(1) The responsible person must— (a) take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees; and (b) in relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe."

This article imposes on the responsible person the duty to implement the preventive and protective measures which have been evaluated in a Fire Risk Assessment.

Do I need a Fire Risk Assessment and if so which type?

Fire Risk Assessments are required for communal areas within blocks of flats, public and commercial premises, such as schools, warehouses, factories, licensed premises, nursing homes, care homes, offices, retail outlets, licensed premises as well as businesses which provide sleeping accommodation. It applies to sheltered housing and houses in multiple occupation (HMOs) - (Article 8, Regulatory Reform Act (Safety Order) 2005)

Types

There are four different types of assessments.

Type 1.

Type 1 is a non-destructive assessment of the common parts of the building, not the private dwellings. In some occurrences, the action plan of the Type 1 may recommend one of the other types be carried out.

Type 2.

Type 2 is intrusive for the common parts only, not so common carried out but only if there is good reason to believe there are serious structural flaws that need further investigation due to the risk that this could lead to breaches in compartmentation and the spread of fire throughout the building.

Type 3.

Type 3 is non-destructive and goes beyond the requirements of the law by considering the flats as well as the common parts. It is considered necessary if it is thought there may be a fire risk inside of the flats. Areas such as means of escape, compartmentation between flats and means of fire detection are considered in all areas including the flats.

Type 4.

Type 4 like Type 2, includes a destructive assessment, however in this case both the common parts of the building, and the flats are assessed. Type 4 FRAs are more complicated than the other types of assessments because access to flats can be difficult and the destructive nature of the assessment will involve a contractor to open up and repair damage after the survey.

Fire Risk Assessments are conducted in five key steps:



1. Identify Fire hazards.

- Have you found anything that could start a fire?
- Have you found anything that could burn?
- How could a fire start?
- Think about heaters, lighting, electrical equipment and hot works
- Have you considered smoking and the use of matches?
- Hot processes, welding and grinding should also be taken into account



2. Identify People at risk.

- Everyone is potentially at risk from fire
- Think about night staff or people not familiar with the premises, such as visitors or customers
- Children, the elderly or disabled people are especially vulnerable
- Who could be at risk?
- Who could be especially at risk?



3. Evaluate, remove or reduce the risks.

- Have you assessed the risks in the workplace?
- Do you have enough escape routes?
- Have you planned escape routes?
- Have you made sure people will be able to safely find their way out, even at night?
- Is a fire alarm system needed?
- Are signs, such as fire exit signs, needed?
- Is emergency lighting required?
- Are fire extinguishers needed and, if so, where should they be located?
- Have you kept sources of ignition away from fuel sources?
- Have you made sure that everyone is safe in case of fire?
- Do you have a fire safety plan?
- Who will call the fire and rescue service?
- Could you put out a small fire and stop it spreading?

4. Record your findings, prepare an emergency plan and provide training.

- Have you planned what everyone will do if there is a fire?
- Do all your staff know the plan?
- Have staff had up-to-date training and completed a fire drill?
- Have you included temporary staff?
- Are you maintaining everything that is provided or required to keep people safe from fire?
- Formulate your action plan to reduce the fire hazards. The plan is an inventory of actions, normally prioritised and time constrained to devise, maintain or improve controls. Remember, where appropriate, this can be eliminating or controlling hazards

5. Review and update the fire risk assessment regularly.

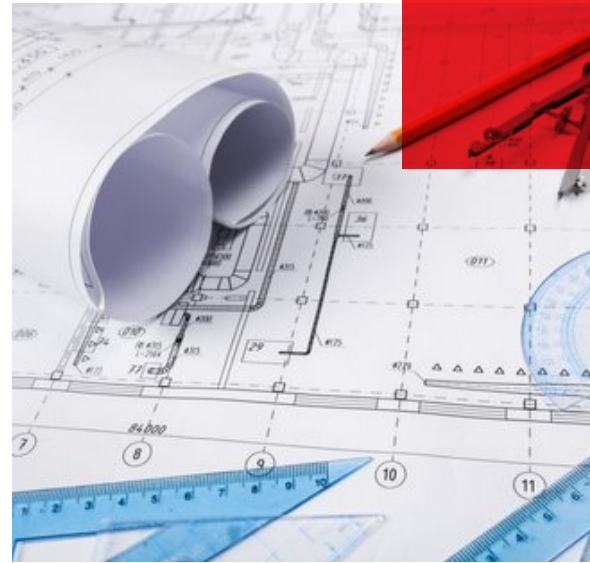
- Keep your assessment under regular review. Remember to update it as risks or hazards change. If you make any significant changes, you should review your risk assessment. Have you made any changes to the building since the last assessment?
- Have you had a fire or a near miss?
- Have stock levels changed significantly?
- Have you started to store chemicals or dangerous substances?



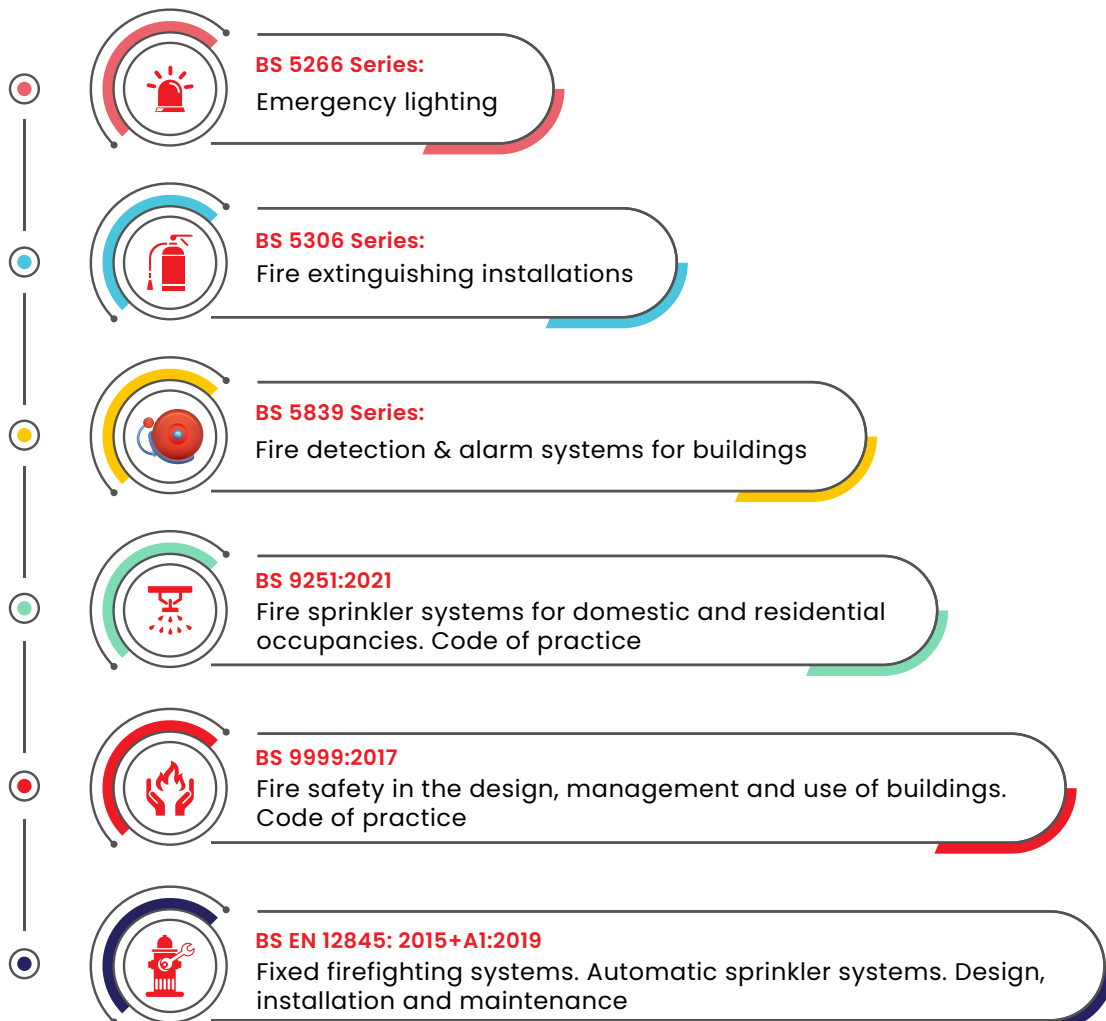
British Standard Guidance- Index for Fire Safety

As the primary administrator of standardisation across the UK, the British Standards Institution (BSI) holds over 500,000 standards in its archives relating to all areas of quality management, environmental management, occupational health and safety management, information security management and more.

When it comes to fire safety, there are many BS standards that govern the quality of services and products that operate within the field, from fire extinguishers and alarms to risk assessment and evacuation procedures.

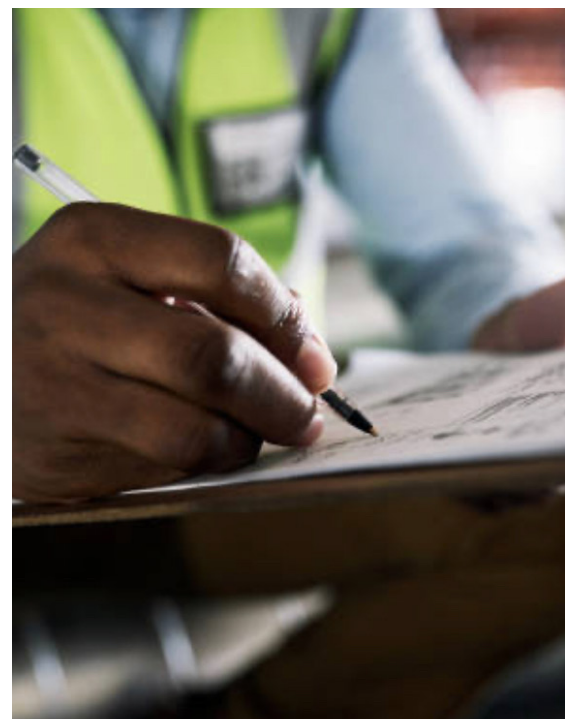


➤ Here are just a few we refer to in our day to day working world.



Fire Risk Assessments- Misconceptions

- » A fire risk assessment does not have to be conducted by a specialist, such as consultants. This booklet might allow the responsible person to carry out their own fire risk assessment, particularly in small, simple blocks of flats. It is always advisable to seek expert advice if you are feeling uncertain about the process of conducting one.
- » A fire risk assessment is not conducted to identify failings in workmanship and materials at the time a new building is handed over. It is equally not intended to identify all latent defects in existing buildings. It is undoubtedly the case that a fire may reveal hidden shortcomings that could not reasonably be identified by a fire risk assessment.
- » A fire risk assessment is not a building snagging exercise, carried out just prior to occupation; it can only be conducted once the building is in use.
- » Although the scope of a fire risk assessment is limited to the common parts, it is essential that the fire resistance between the flats and the common parts is considered. In particular, it will be necessary to examine at least a sample of flat entrance doors to ensure that they are fire-resisting and self-closing. Care should be taken to look out for other obvious ready routes where fire might spread between the flats and the common parts, such as meter or milk delivery cupboards, windows, and so forth.
- » Simply because the Fire Safety Order requires that, where necessary, certain fire safety measures are required, it does not mean that such measures are necessary in all cases. For example, the FSO requires that, where necessary, all premises to which the Order applies have adequate fire extinguishers and fire alarm systems. In a purpose-built block of flats, these measures are not normally necessary in the common parts.
- » Normally, fire risk assessments need not involve destructive inspection of the building, such as opening up of construction. However, where practicable, it may be appropriate to lift a sample of accessible false ceiling tiles, or to open a sample of service risers by conducting another Type of Fire Risk Assessment Such as a type 2 or 4.
- » It is not sufficient for a fire risk assessment to consider only the measures needed to assist residents to escape from fire. For example, measures to prevent a fire within the common parts must be considered, as must the maintenance of any measures that were required under Building Regulations for the safety of, or use by, the fire and rescue service.



Where can I find a copy of my Fire Risk Assessment?

You can approach the building owner, freeholder, (responsible person) or managing agent and ask them to provide you with a latest copy of the FRA.



It is best practice for the business owner, managing agent to provide you with a copy of the Fire Risk Assessment on request. The responsible person is the one who needs to ensure that a valid fire risk assessment is available and at hand for the building in question.

If you find out there is not an 'in' date Fire Risk Assessment you can ask the building owner, freeholder (responsible person) or managing agent to instruct a competent, experienced and qualified personnel to carry out a Fire Risk Assessment as soon possible. Under Article 8 of the Regulatory Reform (Fire Safety) Order 2005 it is their legal obligation to conduct a Fire Risk Assessment.

A Fire Risk Assessment is not a document you store away until the next assessment, it is a serious document which the responsible person must act on any recommendations in the assessment, each action is graded and each action will be given a time frame to be completed in.



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Fire Emergency Evacuation Plan

Fire Safety Consult Limited, can work with you to create a bespoke Fire Emergency Evacuation Plan. (FEEPS) This would take into account various different factors such as what the building is used for and any special requirements, helping you to ensure you have the best possible plan to help evacuate people in a safe manner.

A FEEP will ensure the safety of those occupying the building in question. This plan is vital to prevent serious injuries and even death. Therefore, the plan needs to be detailed yet clear.

A PEEP is a Personal Emergency Evacuation Plan and is an individual escape plan for people who may need assistance or specialist equipment to enable them to exit the building rapidly in the event of an emergency. Individuals who may need a PEEP include those with sight, hearing, mobility or cognitive impairments, and also children and the elderly. In addition, a temporary PEEP may be needed by people with short-term impairments (e.g. injuries such as a broken leg), temporary medical conditions or who are in the later stages of pregnancy. In essence, anyone who would not be able to exit the building promptly and unaided in an emergency would need to have a PEEP. It is very important for the responsible person to know or keep details of anyone who might fall in the above categories that would benefit from a PEEP.

Depending on your building and the people occupying it, we can advise which exit strategy if any would be best for you. **The evacuation plan must include an evacuation strategy.**

➤ **The main categories of fire evacuation strategy are:**

- ➔ Simultaneous Evacuation
- ➔ Vertical or Horizontal Phased Evacuation
- ➔ Silent Alarm Evacuation

To ensure that your FEEP is up to date we recommend it is reviewed when the fire risk assessment is next assessed, normally on a yearly basis.



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Automatic Fire Detection

Fire Safety Consult Limited can plan, install and maintain a system which suits your needs.

Levels of coverage of automatic fire detection and warning systems as specified in BS 5839: part 6 (2004)

Recommended grade and coverage of automatic fire detection and warning system for various categories of existing residential premises (normal risk) are:

→ **LD1 coverage:**

a system installed throughout the dwelling incorporating detectors in all circulation spaces that form part of the escape routes from the dwelling, and in all rooms and areas in which fire might start.

→ **LD2 coverage:**

a system incorporating detectors in all circulation spaces that form part of the escape routes from the dwelling and in all rooms or areas that present a high fire risk to occupants i.e. risk rooms.

→ **LD3 coverage:**

a system incorporating detectors in circulation spaces that form part of the escape routes from the dwelling only.

We commonly come across flats in blocks of two or more stories, with incorrect or unsuitable coverage- The recommended level of fire detection in this situation would be:

» **A mixed system:**

→ **Grade A:**

LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked)

→ **Grade D:**

LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the escape route) to protect the sleeping occupants.

Whilst BS 5839 6 has previously been split into six varying Grades, each outlining the level of protection appropriate for certain properties and their corresponding levels of risk, the new update has altered the six sections, removing Grade B and Grade E, whilst Grade D and Grade F have been split into Grade D1 / Grade D2 and Grade F1 / Grade F2 respectively. Grade C has been revised and its recommendations expanded.



The grading system is as follows:

Grade A	Separate detectors, sounders and central control and indicating equipment with back-up power supply that conforms to British Standards BS EN 54.
Grade C	Separate detectors and sounders that are mains powered with back-up power supply and central control equipment.
Grade D1	A system of one or more mains powered detectors, each with a tamper proof standby supply consisting of a battery or batteries).
Grade D2	A system of one or more mains-powered detectors, each with an integral standby supply consisting of a user replaceable battery or batteries.
Grade F1	A system of one or more battery-powered detectors powered by a tamper proof primary battery or batteries.
Grade F2	A system of one or more battery-powered detectors powered by a user replaceable primary battery or batteries.

We are able to advice for offices, schools, and care homes to.

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