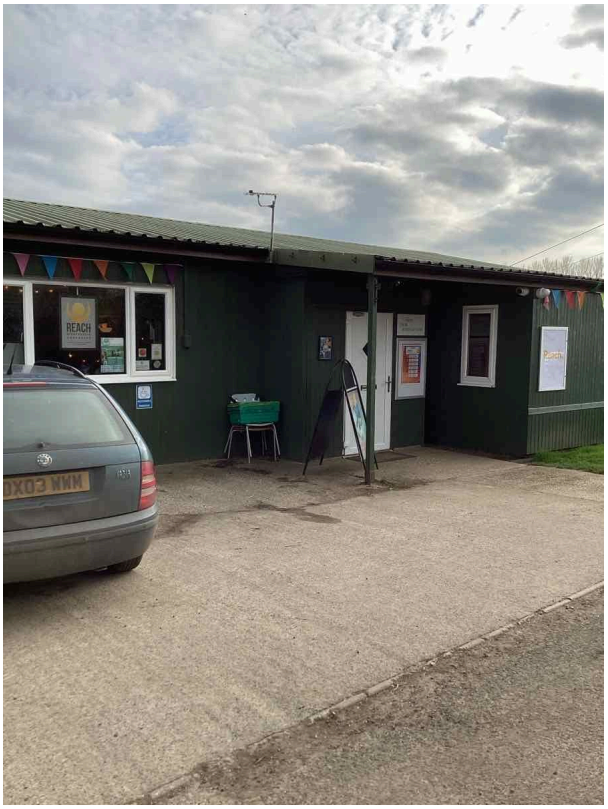
R-01060
Assessor: Dave Clack - TIFSM
Date Issued: 6th March 2026
Review Due: 3rd March 2027

2026

Fire Risk Assessment



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For the purpose of
Regulatory Reform (Fire Safety) Order 2005
Fire Risk Assessment

Prepared for:
Reach Alternative Education SW Ltd

TABLE OF CONTENTS

PERIODIC REVIEW OF FIRE RISK ASSESSMENT

This report is intended to assist you in accordance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (the 'Fire Safety Order'), which required that a risk assessment be carried out.

Address of premises:	Lightgate Lane, South Petherton, TA13 5AU
Responsible person (e.g employer) or person having control of the premises:	Dan Palmer
Person(s) consulted:	Dan Palmer
Assessor	Dave Clack - TIFSM
Report validated by:	
Date of fire risk assessment	3rd Mar 2026
Date of previous fire risk assessment:	March 2025
Suggested date for review	March 2027

Executive Summary

Introduction This Level 1 (non-intrusive) Fire Risk Assessment was conducted by Atlas Safety Management Ltd for Reach Alternative Education SW Ltd which is located in Lightgate Lane, South Petherton, TA13 5AU. The Assessment was conducted on the 6th March 2026 with due diligence and regard to The Regulatory Reform (Fire Safety) Order 2005. The 'Responsible Person' was identified as Dan Palmer.

This assessment is based on observations made on a particular day and of the staff experiences at his time. The site survey was carried out with the assistance of Dan Palmer .

Scope

This fire risk assessment is a life safety risk assessment in accordance with Article 9 of The Regulatory Reform (fire safety) Order 2005 (England & Wales) or The Fire (Scotland) Act 2005 along with the Fire Safety (Scotland) Regulations 2006 (Scotland).

The assessment is of a non-intrusive nature, unless stated otherwise within the report.

Our written Fire Risk Assessment, is a life safety assessment of a none intrusive nature and will identify the following by a detailed report.

- Electrical Fire Hazards
- Combustible Materials, Flammable Liquids and Gases
- Housekeeping Fire Hazards
- Means of Escape
- Fire Fighting Equipment
- Fire Alarm System
- Emergency Lighting
- Training Records.

Please note: This report does cover compartmentation/sub division of areas, roof and ceiling voids where accessible. The integrity of fire stopping of walls above ceiling level, or vertical shafts/pipes/cables passing through floors will not be covered unless any obvious breaches are found.

Purpose

This document is a detailed fire risk assessment aimed at identifying potential fire hazards, assessing the risks associated with these hazards, and suggesting measures to mitigate these risks. The primary goal is to ensure the safety of all occupants and to minimize the risk of fire incidents within the premises.

The Premises

The premises is a 1 storey building used for education, social and administration office work and training.

Occupancy

40

Fire/Life Safety Measures in Place

There is detection throughout the building

Other Measures Provided

Emergency lighting

Relevant Persons at Risk

Staff, young persons and visitors

Risk Profile

Medium, Moderate, Tolerable

Conclusion and Review

The premises overall is in good condition however, there are areas highlighted within this report that will require actions carried out to make it compliant.

FIRE RISK ASSESSMENT SUMMARY

Likelihood Matrix

Taking into account the fire protection measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is: Medium

Likelihood	Description
Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Consequence Matrix

Taking into account the nature of the premises and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be: Moderate harm

Consequence	Description
Slight harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but is unlikely to result in multiple fatalities.
Extreme harm	Significant potential for serious injury or death of one or more occupants

Risk To Life From Fire

Accordingly, it is considered that the risk to life from fire at these premises is: Tolerable

A suitable risk-based control plan should involve effort and urgency that are proportional to risk. The following risk-based control plan is based on one advocated for general health and safety risks:

Risk Level	Action & Timescale
Trivial	No action is required, and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented with a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establishmore precisely the likelihood of harm as a basis for determining the priority for improved control measures.

Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

NOTE THAT, ALTHOUGH THE PURPOSE OF THIS SECTION IS TO PLACE THE FIRE RISK IN CONTEXT, THE ABOVE APPROACH TO RISK ASSESSMENT IS SUBJECTIVE AND FOR GUIDANCE ONLY. ALL HAZARDS AND DEFICIENCIES IDENTIFIED IN THIS REPORT SHOULD BE ADDRESSED BY IMPLEMENTING ALL RECOMMENDATIONS CONTAINED IN THE FOLLOWING ACTION PLAN. THE FIRE RISK ASSESSMENT SHOULD BE REPEATED REGULARLY.

SUMMARY OF ACTIONS

Element	Number of recommendations by Risk Rating				
	Intolerable risk	Substantial risk	Moderate risk	Tolerable risk	Trivial risk
Fire Hazards & Their Elimination or Control	0	0	0	1	0
None	0	0	0	0	0
None	1	0	1	0	1

SIGNIFICANT FINDINGS & ACTION PLAN

Intolerable Risk D-03969 — 7 Days

Deficiency: At the time of the assessment fire fighting media was observed to be blocked and not readily accessible for use.
Recommendation: Fire Extinguishing Media must be sited and positioned so that they are readily accessible at all times, remove obstructions and inform staff of the importance of keeping these clear. This should also form part of your fire safety checks.
Location: In the office at the end of the corridor

Moderate Risk D-03971 — 90 Days

Deficiency: The portable fire-fighting equipment namely the fire blanket is not being periodically maintained.
Recommendation: The equipment is to be periodically maintained by a competent person to BS 5306-3 and records maintained.
Location: In the kitchen

Tolerable Risk D-03968 — Recommendation

Deficiency: "No Smoking" signs are not provided.
Recommendation: "No Smoking" signs are required in compliance with current legislation.
Location: General

Trivial Risk D-03972 — Advisory

Deficiency: The existing alarm system is a battery operated detection system of a grade d system and manual actuator units within the premises.
Recommendation: I would recommend considering changing the system to a interlinked detection system that is hard wired with integral battery back up as this is a more reliable system to use and complies with BS5389-1.
Location: General

GENERAL INFORMATION

1 THE PREMISES	
1.1 Number of floors at ground level and above:	1
1.2 Number of floors entirely below ground level:	0
1.3 Floors on which car parking is provided:	0
1.4 Approximate area per floor:	180m2 approx
1.5 Details of construction and layout:	The building is a one storey premises that appears to be from wooden construction with a pitched tiled roof.
2 THE OCCUPANTS (Clause 12)	
2.1 Maximum number of employees:	45
2.2 Maximum number of occupants:	40
2.3 Total number of people:	40
3 OCCUPANTS ESPECIALLY AT RISK FROM FIRE	
3.1 Sleeping occupants:	None
3.2 Disabled employees:	None
3.3 Other disabled occupants:	Unable to determine at the time of the assessment
3.4 Occupants in remote areas and lone workers:	At times all risk assessments are carried out
3.5 Young persons employed:	3
3.6 Others:	Contractors
4 FIRE LOSS EXPERIENCE	
4.1 Details of fire loss experience:	None recorded
5 OTHER RELEVANT INFORMATION	
5.1 Details of other relevant information:	N/A
6 RELEVANT FIRE SAFETY LEGISLATION	
6.1 Fire safety legislation applicable to premise:	Regulatory Reform (Fire Safety) Order 2005
6.2 The above legislation is enforced by:	Devon & Somerset Fire & Rescue Service
6.3 Other relevant legislation:	N/A
6.4 The other legislation referred to is enforced by:	N/A
6.5 Is there an alterations notice in force?:	No
6.6 Relevant information and deficiencies observed:	N/A

Fire Hazards & Their Elimination or Control

7 ELECTRICAL SOURCES OF IGNITION (Clause 13 and Annex B)	
7.1 Are reasonable measures taken to prevent fires of electrical origin?	Reasonable measures are in place to prevent fires of electrical origin. Controls align with PAS 79 guidance and the duties under the Regulatory Reform (Fire Safety) Order 2005. Key measures include: • Periodic inspection and testing of the fixed installation in accordance with BS 7671, with an up-to-date Electrical Installation Condition Report (EICR). • Routine PAT testing following HSE guidance and the IEE Code of Practice, ensuring portable equipment remains safe and serviceable. • Use of appropriately rated and well-maintained electrical appliances, with defective items removed from service promptly. • Avoidance of overloading sockets and proper use of extension leads and multi-gang adapters. • Staff awareness and visual checks to identify damaged cables, overheating, or faults. • Electrical work undertaken only by competent contractors and certified where required. These measures collectively provide effective prevention of fires originating from electrical systems and equipment
7.2 A Are fixed installations periodically inspected and tested?	Fixed electrical installations are periodically inspected and tested. The premises complies with, and meets the maintenance requirements under Article 17 of the Regulatory Reform (Fire Safety) Order 2005 with regard to Electrical Inspections. Key points: • Periodic Inspection and Testing is carried out by a qualified electrician in accordance with BS 7671 (IET Wiring Regulations). • An Electrical Installation Condition Report (EICR) is maintained and kept current, with inspections conducted at the recommended intervals or sooner if required. • Any defects identified during testing are promptly rectified, ensuring the installation remains in a safe condition. • Records of testing and remedial works are properly retained as part of the fire safety documentation
7.2 B Is portable appliance testing carried out?	Portable Appliance Testing (PAT) is carried out. This aligns with, and supports compliance with the maintenance requirements of Article 17 of the Regulatory Reform (Fire Safety) Order 2005. Key points: • Portable appliances are tested and inspected in line with HSE guidance (HSG107) and the IET Code of Practice for In-Service Inspection and Testing of Electrical Equipment. • Testing is completed by competent personnel, with appropriate records retained. • Visual inspections supplement formal testing to identify damage, overheating, or wear. • Any defective equipment is removed from service immediately and repaired or replaced as needed
7.2 C Is there suitable control over the use of personal electrical appliances?	Suitable control measures are in place regarding the use of personal electrical appliances. The use of personal electrical items is restricted and monitored, ensuring only approved appliances are permitted on the premises. Staff are instructed not to use unapproved chargers, heaters, or high-risk appliances, reducing potential ignition hazards. Personal appliances showing signs of damage or wear are prohibited and removed immediately
7.2 D Is there suitable limitation of trailing leads and adapters?	Trailing leads and adapters are suitably limited and controlled. Trailing leads are kept to a minimum, with fixed sockets used wherever possible to avoid unnecessary extension leads. • Where extension leads or multi-gang adapters are required, only approved, fused, and properly rated equipment is used in accordance with manufacturer guidance. • Overloading of sockets is avoided, and staff are trained to use leads safely and report any defects. • Leads are routed to avoid trip hazards, mechanical damage, or contact with heat sources. • Damaged or unsuitable leads and adapters are removed from service immediately
8 SMOKING	

8.1 Are reasonable measures taken to prevent fires as a result of smoking?	Reasonable measures are in place to prevent fires resulting from smoking. These arrangements align with, and comply with Article 8 of the Regulatory Reform (Fire Safety) Order 2005. • The premises operates a strict no-smoking policy indoors, consistent with UK smoke-free legislation. • Designated external smoking areas (where provided) are suitably located away from combustible materials and building entrances. • Where required, appropriate metal or sand-filled cigarette bins are provided and regularly emptied to prevent smouldering waste. • Clear signage reinforces the smoking policy. • Regular housekeeping ensures no accumulation of combustible waste in or around smoking areas These measures effectively control smoking-related fire risks and support a safe environment
8.2 A Is smoking prohibited in the building?	Smoking is strictly prohibited within the building. Clear no-smoking signage is displayed at all entrances and throughout the premises. Staff and visitors are informed of the policy and challenged if non-compliant. Any smoking that occurs is restricted to designated external areas only, well away from combustible materials and building openings
8.2 B Is smoking prohibited in appropriate areas?	No **Tolerable Risk** D-03968 identified 2 days ago ago "No Smoking" signs are not provided: "No Smoking" signs are required in compliance with current legislation.
8.2 C Are there suitable arrangements for those who wish to smoke?	Suitable arrangements are provided for those who wish to smoke
8.2 D Did the smoking policy appear to be observed at time of inspection?	The smoking policy appeared to be observed at the time of inspection. • No evidence of smoking was observed within the building or in prohibited areas. • No discarded cigarette ends, or related debris were seen outside designated smoking areas. • Staff and visitors were observed complying with the established no-smoking and designated area arrangements
9 ARSON (Clause 13 and Annex B)	
9.1 Does basic security against arson by outsiders appear reasonable? *Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, this should be obtained from a security specialist.	Basic security measures against arson by outsiders appear reasonable. • External doors and windows are secure, fitted with appropriate locks, and kept closed when not in use. • Access to the premises is controlled, with visitors monitored and unauthorised entry effectively discouraged. • External areas are well-lit, reducing opportunities for concealment or malicious activity. • Bins and combustible waste are stored away from the building and kept secured or lidded to prevent deliberate ignition. • No signs of forced entry, vandalism, or suspicious activity were evident during inspection. The premises has appropriate measures in place to minimise the risk of arson from external sources
9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?	There is an absence of unnecessary fire load in close proximity to the premises that could be ignited by outsiders. • Combustible materials and waste are not stored against the building, reducing the opportunity for deliberate ignition. • External bins are secured, lidded, and positioned at a safe distance from doors, windows, and vents. • No pallets, packaging, or discarded items were observed in locations accessible to the public. • Regular housekeeping ensures external areas are kept clear and tidy, preventing accumulation of combustible debris
10 PORTABLE HEATERS AND HEATING AND VENTILATION INSTALLATIONS	

10.1 Is there satisfactory control over the use of portable heaters?	There is satisfactory control over the use of portable heaters. This aligns with, and supports compliance with Article 17 of the Regulatory Reform (Fire Safety) Order 2005. • Portable heaters are used only when necessary and limited to approved, electrically powered, thermostatically controlled models. • Heaters are positioned away from combustible materials, ensuring safe clearance distances are maintained. • No fuel-fired or radiant bar heaters are in use, avoiding higher-risk equipment. • Staff are instructed on safe operation, including not covering heaters or using them to dry clothing. • Heaters are regularly inspected, with any damaged or defective units removed from service immediately. These measures ensure portable heaters are used safely and do not present an undue fire risk
10.2 Are fixed heating and ventilation installations subject to regular maintenance?	Fixed heating and ventilation installations are subject to regular maintenance. Heating and ventilation systems are serviced at appropriate intervals by competent contractors in line with manufacturer recommendations. Filters, ducts, and mechanical components (where installed) are cleaned and maintained to prevent overheating, debris build-up, or equipment failure. Records of servicing and any remedial works are kept up to date as part of the fire safety documentation
11 COOKING	
11.1 Are reasonable measures taken to prevent fires as a result of cooking?	Reasonable measures are in place to prevent fires resulting from cooking activities in the commercial kitchen. These controls follow and support compliance with Articles 8 and 17 of the Regulatory Reform (Fire Safety) Order 2005. • Cooking equipment is maintained and cleaned regularly, with daily and periodic deep-clean schedules to prevent the accumulation of grease and combustible residues. • Extraction systems, including canopy filters and ductwork, are cleaned in accordance with TR19 guidance, reducing the risk of grease-duct fires. • Gas and electrical catering equipment is serviced at recommended intervals by competent engineers, in line with manufacturer requirements and relevant British Standards (e.g., BS 6173 for gas-fired catering appliances). • Fire suppression or appropriate extinguishing equipment, such as Class F fire extinguishers or a kitchen suppression system, is provided where required. • Staff are trained in safe cooking practices, including how to respond to pan fires, the importance of not leaving cooking unattended, and correct use of extraction systems. • Good housekeeping ensures combustible materials (packaging, cloths, waste) are kept away from heat sources. • Automatic or manual shut-off devices for gas supply are in place where applicable, in line with best practice. Effective maintenance, cleaning, equipment control, and staff awareness collectively minimise the risk of cooking-related fire within the commercial kitchen
11.2 More specifically, are filters cleaned or changed and ductwork cleaned regularly?	Filters are cleaned or changed regularly, and ductwork is maintained appropriately. • Grease filters within kitchen extraction systems are cleaned or replaced at suitable intervals, consistent with usage levels and manufacturer recommendations. • Ductwork is inspected and cleaned in line with recognised good practice (e.g., TR19 guidance), preventing grease build-up that could lead to fire spread within the system. • Maintenance is carried out by competent personnel, with records retained as part of the fire-safety documentation. • Extraction systems operate effectively and safely, reducing ignition risk and limiting the potential for fire propagation
12 LIGHTING	
12.1 Does the building have a lightning protection system?	The building does not have a lightning protection system in place as it is not required for this property type and characteristics
13 HOUSEKEEPING	

13.1 Is the overall standard of housekeeping adequate?	The overall standard of housekeeping is adequate. This is consistent with and supports compliance with Article 8 of the Regulatory Reform (Fire Safety) Order 2005. • Circulation routes, escape routes, and work areas are kept clear of obstructions and combustible clutter. • Waste materials are regularly removed, with no build-up of rubbish or packaging observed. • Combustible items are stored appropriately, away from ignition sources such as heaters, electrical equipment, and cooking appliances. • Cleaning routines are in place, helping maintain a tidy, well-managed environment. • No evidence of poor housekeeping—such as excessive storage, blocked exits, or accumulation of flammable materials—was noted during inspection
13.2 More specifically, do combustible materials appear to be separated from ignition sources?	Combustible materials appear to be appropriately separated from ignition sources. • Combustible items such as paper, packaging, and waste are kept clear of heaters, cooking appliances, and electrical equipment. • Storerooms and work areas show suitable organisation, with no evidence of combustible materials being stored against hot surfaces or electrical panels. • Kitchen areas demonstrate good separation between combustible items and cooking equipment. • Staff appear aware of the need to maintain safe clearance distances around ignition sources
13.3 Is unnecessary accumulation or inappropriate storage of combustible materials or waste avoided?	Unnecessary accumulation or inappropriate storage of combustible materials and waste is avoided. Regular waste removal procedures are in place, preventing build-up of combustible refuse in internal or external areas. Combustible materials are stored neatly and only in designated storage areas, with no excessive quantities observed. Escape routes, plant rooms, and electrical cupboards are free from stored items, in accordance with good practice. Staff maintain good housekeeping standards, ensuring waste is disposed of promptly and not allowed to accumulate
14 HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS (Clause 13 and Annex B)	
14.1 Is there satisfactory control over works carried out in the building?	There is satisfactory control over works carried out in the building. This follows PAS 79 guidance and supports compliance with Articles 8, 11, and 17 of the Regulatory Reform (Fire Safety) Order 2005. • All contractors are authorised, supervised, and required to sign in, ensuring only competent persons undertake work on-site. • A permit-to-work system is used for higher-risk activities (e.g., hot works), ensuring appropriate precautions—such as fire watches and removal of combustibles—are implemented. • Contractors are briefed on fire safety procedures, including alarm arrangements and evacuation routes. • Hot work controls follow recognised good practice. • Areas affected by works are checked upon completion to confirm they are left in a safe condition. Contractor management and control procedures effectively minimise fire risks associated with building works
14.1 A More specifically, where appropriate, are fire safety conditions imposed on outside contractors?	Where appropriate, fire-safety conditions are imposed on outside contractors, all contractors are expected to conform to the company policies and procedures in place with regard to fire safety
14.1 B Where appropriate, is a permit to work system used (e.g. for "hot work")?	A permit-to-work system is not used and is not deemed as required. This position remains compliant with the Regulatory Reform (Fire Safety) Order 2005, given the nature of the premises. Routine maintenance and minor works carried out on-site are low risk and do not involve processes such as welding, cutting, or soldering. Contractors are still expected to follow basic fire-safety precautions and are briefed on relevant site rules. Should higher-risk work ever be proposed, a permit-to-work process would be implemented as necessary
14.1 C Are suitable precautions taken by in-house maintenance personnel who carry out works?	There is no in-house maintenance team in place and therefore not applicable

15
DANGEROUS SUBSTANCES

15.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? *Small quantities with negligible impact on the appropriate fire precautions need not be taken into account.	Fire precautions are adequate for the small quantities of cleaning substances stored on-site. Only low-risk cleaning products are stored, and quantities are minimal. Items are kept in a designated cupboard away from heat sources and ignition points. Containers are secure, intact, and correctly labelled, and staff use the products in accordance with safety instructions. No risk of hazardous vapour build-up is present due to the very small volumes involved

16
OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION

None

25
PROCEDURES AND ARRANGEMENTS (Clause 16)

25.1 Safety assistance: The competent person(s) appointed under Article 18 of the Fire Safety Order to assist the responsible person in undertaking the preventative and protective measures (i.e. relevant general fire precautions) is: *Typically, the competent person(s) would be: The Responsible Person themselves (e.g., owner, employer, duty holder), or An appointed manager, supervisor, or fire safety coordinator within the organisation	Dan Palmer, Joe Snowdon
25.2 Fire safety at the premises is managed by: *This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.	Dan Palmer, Joe Snowdon
25.3 Is there a suitable record of the fire safety arrangements?	A suitable record of the fire safety arrangements is in place. • Written records outline the fire safety procedures, responsibilities, and preventive measures for the premises. • Documentation includes maintenance records, alarm and emergency lighting tests, staff training, and other relevant checks. • Records are up to date, clearly organised, and readily available for review. The fire safety arrangements are appropriately documented and maintained
25.4 Are procedures in the event of fire appropriate and properly documented, where appropriate? *Based on brief review of procedures at the time of this fire risk assessment. In-depth review of documentation is outside the scope of this fire risk assessment, unless otherwise stated.	Procedures in the event of fire are appropriate and properly documented where required. Clear written fire emergency procedures are in place, outlining actions for staff and visitors. Procedures cover raising the alarm, evacuation arrangements, assembly points, and calling the fire and rescue service. Staff are aware of their responsibilities, including any specific roles such as fire wardens. Documents are readily accessible, up to date, and reviewed periodically
25.4 A Are there adequate procedures for investigating fire alarm signals?	There are adequate procedures for investigating fire alarm signals. • Staff are trained to respond promptly to any alarm activation. • Clear procedures outline how to check the fire alarm panel, identify the activated zone/device, and investigate safely. • Staff understand when to evacuate immediately and when investigation is permitted (e.g., in low-risk, occupied premises). • All activations, causes, and follow-up actions are recorded, helping identify trends or faults. Procedures for investigating alarm signals are clear, understood, and effective
25.4 B Are there suitable arrangements for summoning the fire and rescue service?	Suitable arrangements are in place for summoning the fire and rescue service. • Staff are briefed on the procedure for calling 999 in the event of a fire. • A landline and/or mobile phones are readily available for use during an emergency. • If the premises is monitored, the fire alarm system may also automatically notify an alarm receiving centre (where applicable). • Clear instructions are displayed, ensuring no delay in contacting the fire and rescue service

25.4 C Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to firefighters?	Suitable arrangements are in place to meet the fire and rescue service on arrival and provide relevant information. Staff know who is responsible for meeting the emergency services at the entrance during an emergency. Relevant information—such as building layout, hazards, utility shut-offs, and fire alarm details—can be provided promptly. Any known risks (e.g., gas cylinders, electrical hazards, or process-related dangers) are communicated clearly. Arrangements ensure the fire and rescue service can quickly assess the situation and take appropriate action
25.4 D Are there suitable arrangements for ensuring that the premises have been evacuated?	A designated person or senior staff member is responsible for sweeping the building or checking designated areas during an evacuation, where safe to do so. Staff are briefed on muster point procedures, allowing a roll call or headcount to confirm all occupants are accounted for. Visitors and contractors are monitored through sign-in systems, supporting accountability during emergencies. Evacuation arrangements are practiced during fire drills, ensuring staff are familiar with the process
25.4 E Is there suitable fire assembly point(s)?	The assembly point is clearly designated and located at a safe distance from the building. It is readily accessible from all escape routes. Signage is in place, making the location easy for occupants to identify during an evacuation. The area is large enough to safely accommodate all building occupants without causing obstruction or additional risk
25.4 F Are there adequate procedures for evacuation of any disabled people who are likely to be present?	Not applicable. Procedures for the evacuation of disabled people are not required for this premises. The premises is not accessed by disabled persons as part of its normal use. Occupancy is limited to able-bodied staff or visitors who are familiar with the building. The layout is simple, and provides direct access to exits, further reducing any need for specialised arrangements. Should circumstances change and disabled occupants become present, suitable procedures would be introduced
25.5 Are there persons nominated to use fire extinguishing appliances?	Persons are nominated to use fire extinguishing appliances. Designated staff have been identified and trained in the safe and appropriate use of fire extinguishers. Training covers which extinguisher to use for which fire type, as well as when not to attempt firefighting. Nominated individuals understand that their priority remains raising the alarm and ensuring safe evacuation
25.6 If the premises are in multiple occupation, are there adequate arrangements for cooperation between duty-holders to ensure coordination of their fire safety arrangements?	Not applicable. The premises is not in multiple occupation. The building is occupied by a single business/tenant, so no cooperation or coordination between multiple duty-holders is required. All fire safety responsibilities sit with one responsible person, simplifying management
25.7 Are there persons nominated to assist with evacuation, including evacuation of disabled people?	Persons are nominated to assist with evacuation, including the evacuation of disabled people. Trained staff are designated to support and guide occupants during an evacuation. Individuals have received appropriate instruction on assisting people with mobility, sensory, or cognitive impairments. Roles are clearly understood, and staff are familiar with the building's evacuation procedures and refuge arrangements. Nominated personnel are in place to ensure safe and effective evacuation for all occupants, including disabled individuals
25.8 Is there appropriate liaison with fire and rescue service (i.e. by fire and rescue service crews visiting for familiarisation visits?)	Not required. Formal liaison with the fire and rescue service is not necessary for this type of premises. The building is low risk, small, and straightforward in layout, so familiarisation visits are not typically needed. No unusual hazards, complex systems, or high-risk processes are present that would warrant routine liaison. Standard information can be provided effectively on arrival in an emergency if required

25.9 Are routine in-house inspections and fire precautions undertaken (e.g. in the course of health and safety inspections)?	Regular internal checks are carried out to ensure escape routes, fire doors, extinguishers, and alarms remain in good condition. Inspections are often completed as part of normal health and safety walk-arounds. Any defects or issues identified are logged and addressed promptly. These routine checks help ensure that day-to-day fire safety standards are maintained
26 TRAINING AND DRILLS (Clause 16h)	
26.1 Are all staff given adequate fire safety instruction and training?	All staff are given adequate fire safety instruction and training. • Staff receive induction fire safety training when they start work, covering evacuation procedures, alarm operation, and use of exits. • Regular refresher training is provided, ensuring staff remain familiar with their responsibilities. • Training includes awareness of fire hazards, safe practices, and the location/use of fire safety equipment where appropriate. • Records of training are kept up to date, confirming attendance and completion
26.1 A Are they trained on induction?	Staff receive fire safety training as part of their induction. New starters are given basic fire safety instruction on their first day or early in their employment. Induction training covers emergency procedures, escape routes, fire alarm operation, and the location of extinguishers. Staff are shown how to raise the alarm and where to assemble in the event of evacuation
26.1 B Are they given periodic refresher training?	Yes
26.1 C Are they given additional training to cover any specific roles and responsibilities?	Yes
26.1 D Is the content of training provided considered adequate? *Based on brief consideration of the scope of such training. In-depth evaluation is outside the scope of this fire risk assessment.	The content of the fire safety training provided is considered adequate
26.2 Are fire drills carried out at appropriate intervals?	Drills are conducted at least annually, or more frequently where risk or staffing levels require it. Staff participate fully and are familiar with the evacuation procedures. Any issues identified during drills are reviewed and addressed to improve performance
26.3 When the employees of another employer work in the premises, is appropriate information on fire risks and fire safety measures provided?	Yes
27 TESTING AND MAINTENANCE (Clause 16j)	
27.1 Is there adequate maintenance of the premises?	The premises is maintained to a suitable standard to support fire safety
27.2 Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?	Weekly testing and periodic servicing of the fire detection and fire alarm system are undertaken. • Weekly manual call point tests are carried out in accordance with BS 5839-1, activating a different call point each week to ensure full coverage over time. • Test results are recorded in the fire logbook, including any faults or actions taken. • Periodic servicing by a competent fire alarm engineer is completed at the required intervals (typically six-monthly), covering inspection, functional testing, detector cleaning/sampling, and verification of sound levels. • The system's power supplies, batteries, interfaces, and control panel are checked to ensure continued reliability. • Any faults or defects identified during tests or servicing are rectified promptly to maintain system integrity

27.3 Are monthly and annual testing routines in place for the emergency escape lighting?	Monthly and annual testing routines are in place for the emergency escape lighting. Monthly functional tests are carried out in line with BS 5266-1, using a brief interruption of the supply to confirm each luminaire operates correctly. Annual full-duration tests (typically 3 hours) are completed by a competent person to verify that batteries support the required emergency lighting duration. Any defects identified during tests are recorded and remedied promptly, with failed luminaires repaired or replaced. A logbook or electronic record is maintained, documenting dates of tests, results, and any corrective actions taken
27.4 Is annual maintenance of fire extinguishing appliances undertaken?	Annual maintenance of fire extinguishing appliances is undertaken. • All portable fire extinguishers receive a basic annual service by a competent contractor in accordance with BS 5306-3. • Extinguishers are checked for pressure, condition, accessibility, correct type and location, and that operating instructions remain legible. • Any units found to be damaged, discharged or unsuitable are refilled, repaired, or replaced as required. • Service labels and records are updated to show the date of maintenance and the technician's details, with documentation retained in the fire logbook
27.4 A Date of last competent service inspection:	September 2025
27.5 Is periodic inspection of external escape staircases and gangways undertaken?	Periodic inspection of external escape staircases and gangways is undertaken where applicable
27.6 Are six-monthly inspection and annual testing of rising mains undertaken?	There are no rising mains within the premises
27.7 Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)?	N/A
27.8 Are weekly testing and periodic inspection of sprinkler installations undertaken?	There is no sprinkler installation in the premises, and one is not required
27.9 Are routine checks of final exit doors and/or security fastenings undertaken?	Final exit doors are checked regularly to ensure they open easily and immediately in an emergency. Security fastenings are confirmed to be appropriate, functional, and not hindering escape. Checks form part of ongoing in-house fire safety inspections, helping ensure exits remain available at all times
27.10 Are annual inspection and testing of the lightning protection system undertaken?	N/A
28 RECORDS (Clause 16k)	
28.1 A Are there appropriate records of Fire drills?	Appropriate records of fire drills are kept. Records note the date, time, and type of drill carried out. Attendance and performance observations are documented to identify any issues. Records are retained and reviewed, helping to improve future drills and ensure compliance
28.1 B Are there appropriate records of Fire training?	Yes
28.1 C Are there appropriate records of Fire alarm tests?	Yes
28.1 D Are there appropriate records of False alarms?	Yes

28.1 E Are there appropriate records of Emergency escape lighting tests?	Yes
28.1 F Are there appropriate records of Maintenance and testing of other fire protection systems and equipment?	Yes
17 MEANS OF ESCAPE	
17.1 Is the design and maintenance of the means of escape considered adequate?	The design and maintenance of the means of escape are considered adequate. • Escape routes are well-defined, unobstructed, and of sufficient width for the number of occupants. • Routine checks ensure routes remain clear, accessible, and suitably maintained The means of escape support safe and efficient evacuation in the event of a fire
17.2 A Do staircase and exit capacities appear to be adequate for the number of occupants? *Based on current occupancy information provided. Detailed calculations (e.g. using floor space factors to predict maximum occupancy) are not carried out.	Exit capacities are adequate for the number of occupants. • As the property is single-storey, no staircases are required for escape. • The number and width of exits are sufficient for the occupancy, allowing quick and unobstructed evacuation. • Doors are easily openable, and escape routes remain clear and direct to a place of safety
17.2 B1 Are there reasonable distances or travel where there is escape in a single direction?	Travel distances where escape is in a single direction are considered reasonable. Single-direction travel distances are within accepted benchmark limits for the building type and risk profile. Escape routes are clear, direct, and unobstructed, allowing quick movement away from potential fire hazards. No excessive dead ends or unnecessarily long corridors were noted. Staff and visitors can readily identify the escape route through clear signage and layout
17.2 B2 Are there reasonable distances or travel where there are alternative means of escape?	Travel distances are reasonable where alternative means of escape are provided. The availability of more than one escape route ensures occupants can reach a place of safety within acceptable distances. Routes are short, direct, and unobstructed, avoiding excessive travel. Distances comply with typical benchmark expectations for buildings with multiple escape options. Clear signage and good layout ensure occupants can easily identify and use the nearest appropriate exit
17.2 C Is there adequate provision of exits?	There is adequate provision of exits. • The number of exits is appropriate for the size and occupancy of the premises. • Exits are well-distributed, ensuring occupants can reach a point of safety quickly. • Doors are easily operable and lead directly to safe external areas or protected routes. • Exit routes are kept clear and maintained in good condition
17.2 D Do fire exits open in the direction of escape, where necessary?	Fire exits open in the direction of escape where necessary. Exit doors serving higher-occupancy areas or those opening onto escape routes open in the direction of travel, supporting smooth evacuation. Doors are easy to operate, with no signs of sticking or obstruction. Lower-risk or low-occupancy areas where inward opening is permitted do not compromise overall escape safety
17.2 E Are there satisfactory arrangements for escape where revolving doors or sliding doors are used as exits?	Not applicable. Revolving or sliding doors are not used as exits in this premises. All exit routes make use of standard hinged doors, which provide straightforward and reliable means of escape. There are no revolving, rotating, or powered sliding doors that would require special escape considerations. Existing door arrangements are simple, familiar, and effective for emergency
17.2 F Are the arrangements provided for securing exits satisfactory?	The arrangements for securing exits are satisfactory. Exit doors are fitted with appropriate fastenings, any security measures in place do not impede escape, allowing quick and unhindered opening in an emergency

17.2 G Is a suitable standard of protection designed for escape routes?	A suitable standard of protection is provided for the escape routes. Escape routes are separated from higher-risk areas by fire-resisting construction where required. Fire doors along the routes are in good condition, close effectively, and provide the intended level of protection. Corridors and lobbies are kept clear of combustibles and obstructions, reducing the risk of fire affecting escape. Where required, fire breaks have been installed
17.2 H Are there reasonable arrangements for means of escape for disabled people?	Reasonable arrangements are in place for the means of escape for disabled people. Escape routes are level, unobstructed, and of suitable width, allowing easy movement for those with mobility impairments. Accessible exits are available at ground level, with clear signage and direct routes to a place of safety. Staff are familiar with assisted evacuation procedures, including supporting individuals who may require guidance or reassurance. Where applicable, refuge areas or safe waiting points are provided, equipped with effective communication systems. Adjustments such as visual alarms or clear visual signage support people with hearing impairments
17.3 Are the escape routes available for use and suitably maintained?	The escape routes are available for use and suitably maintained. • All escape routes were clear, unobstructed, and easily accessible at the time of inspection. • Corridors, doorways, and exit paths are kept tidy, with no storage or trip hazards present. • Fire doors and exit doors are well-maintained and operate correctly. • Routine checks ensure escape routes remain safe, functional, and immediately usable whenever the premises is occupied
17.3 A Are fire-resisting doors maintained in sound condition and self-closing, where necessary?	No
17.3 B Is the fire-resisting construction protecting escape routes in sound condition? *This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you might consider arranging for an invasive survey by a competent specialist.	The fire-resisting construction protecting the escape routes is in sound condition. • Walls, ceilings, and partitions forming protected routes show no visible damage, openings, or penetrations that would compromise fire resistance. • Service penetrations are adequately sealed with appropriate fire-stopping materials. • Fire doors and frames integrate properly with the surrounding construction. • No signs of unapproved alterations or deterioration were noted
17.3 C Are all escape routes clear of obstructions?	All escape routes are clear of obstructions, Corridors, doorways, and exit paths are free from stored items, furniture, or waste. Routes allow for unhindered movement towards the exits
17.3 D Are all fire exits easily and immediately openable?	All fire exits are easily and immediately openable. Exit doors can be opened quickly without the use of keys, codes, or specialist knowledge. Push bars, push pads, or simple fastenings operate smoothly and reliably. No signs of sticking, damage, or obstruction were observed. Routine checks ensure exits remain fully functional whenever the building is occupied
18 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT (Clause 15g)	
18.1 A Is it considered that there is compartmentation of a reasonable standard?	The level of compartmentation is considered to be of a reasonable standard. • Walls, floors, and partitions providing compartmentation appear intact and free from damage. • Service penetrations are appropriately sealed with suitable fire-stopping materials. • No evidence of unauthorised alterations or breaches affecting compartment integrity was observed. • Fire doors forming part of compartment lines are in good condition and operate correctly The compartmentation provided supports effective containment of fire and smoke

18.1 B Is it considered that there is reasonable limitation of linings that might promote fire spread?	There is a reasonable limitation of linings that might promote fire spread. Wall and ceiling linings are of appropriate fire performance, with no extensive use of high-risk materials. Surface finishes appear to offer limited contribution to fire spread. No signs of flammable decorative finishes or coverings that would significantly increase fire growth. Areas inspected show linings in good condition, with no deterioration that could affect performance
18.2 As far as can reasonably be ascertained, are fire dampers provided as necessary to protect critical means of escape against passage of fire, smoke and products of combustion in the early stages of a fire? *This fire risk assessment will not necessarily identify all minor fire stopping issues that might exist within the building. If you become aware of other fire stopping issues, or are concerned about the adequacy of fire stopping, you might consider arranging for an invasive survey by a competent specialist. A full investigation of the design of heating, ventilation and air conditioning systems is outside the scope of this fire risk assessment.	Not applicable. Fire dampers do not appear to be required for this premises. • The building has limited or no ductwork passing through fire-resisting walls or floors, meaning fire dampers are not typically needed. • Ventilation systems present are local, surface-mounted, or non-penetrating, so they do not compromise compartment lines. • No areas were identified where the absence of fire dampers would pose a risk to protected escape routes. • Based on what can be reasonably observed, the building design does not rely on fire dampers for maintaining fire separation
19 EMERGENCY ESCAPE LIGHTING (Clause 15e)	
19.1 Has a reasonable standard of emergency escape lighting system been provided? *Based on visual inspection, but no test of illuminance levels or verification of full compliance with British Standards carried out.	A reasonable standard of emergency escape lighting has been provided. • Emergency lighting is installed in all required locations, including escape routes, exit doors, and areas of potential darkness. • Luminaires appear to be well-maintained and operational. • Lighting provides adequate illumination to allow safe navigation during a power failure. • No deficiencies or dark spots were observed along escape routes. The emergency escape lighting system supports safe evacuation in the event of an emergency
20 FIRE SAFETY SIGNS AND NOTICES (Clause 15d)	
20.1 Is there a reasonable standard of fire safety signs and notices?	There is a reasonable standard of fire safety signs and notices. Fire exit signs are clearly displayed and positioned to provide continuous direction along escape routes. Mandatory fire action notices are present in appropriate locations, informing occupants of what to do in an emergency. Signs are of good quality, well-maintained, and use recognised pictograms. No missing, damaged, or obscured signs were observed during inspection. Fire safety signage is adequate and supports effective evacuation
21 MEANS OF GIVING WARNING IN CASE OF FIRE (Clause 15b)	
21.1 Is a reasonable fire detection and fire alarm system provided? *Based on visual inspection, but no audibility tests or verification of full compliance within relevant British Standard carried out.	The fire detection and alarm arrangements are considered reasonable for the property. • Due to the building's small size, simple layout, and low fire risk, a full BS 5839-1 commercial fire alarm system is not necessary. • Suitable domestic-grade detectors (installed to BS 5839-6 where applicable) or stand-alone alarms provide adequate early warning for occupants. • Travel distances are short, and occupants are familiar with the premises, reducing the need for a more complex system. • No high-risk areas or activities are present that would normally trigger the requirement for a full automatic detection system. Given the low-risk profile and straightforward layout, the existing basic detection arrangements are sufficient and a full fire alarm system is not required **Trivial Risk** D-03972 identified 2 days ago ago The existing alarm system is a battery operated detection system of a grade d system and manual actuator units within the premises: I would recommend considering changing the system to a interlinked detection system that is hard wired with integral battery back up as this is a more reliable system to use and complies with BS5389-1.

21.2
Is there remote transmission of alarm signals?

Remote transmission of alarm signals is not provided, but it is not required for this type of premises. The building is low risk with straightforward evacuation arrangements and is normally occupied during operating hours. There is no significant benefit to remote monitoring given the building size, usage, and staffing levels. The fire alarm system provides effective local warning, enabling prompt evacuation without the need for automatic notification to an ARC. Should building use or risk levels change, the need for remote monitoring can be reviewed

21.3
Is a zone plan displayed?

A zone plan is displayed. A clear and accurate fire alarm zone plan is provided adjacent to the control panel, as recommended by BS 5839-1. The plan shows the layout of the building, zone boundaries, detector locations, and key reference points. It is legible, up to date, and helps staff and responders quickly identify the source of an alarm

22
MANUAL FIRE EXTINGUISHING APPLIANCES (Clause 15f)

22.1
Is there reasonable provision of manual fire extinguishing appliances?

There is reasonable provision of manual fire extinguishing appliances. • The number and type of extinguishers are appropriate for the size, layout, and risks within the premises. • Common areas are equipped with water or water-additive extinguishers, while higher-risk areas (e.g., kitchens or electrical equipment zones) have suitable specialist types, such as CO_2 or foam. • All extinguishers are correctly mounted, clearly visible, and easily accessible along escape routes. • Maintenance records show they are inspected annually in line with BS 5306-3, with no defects observed. • Staff are aware of their location and basic use

Moderate Risk D-03971 identified 2 days ago ago

The portable fire-fighting equipment namely the fire blanket is not being periodically maintained: The equipment is to be periodically maintained by a competent person to BS 5306-3 and records maintained.


22.2
What type(s) of appliances are provided?

Fire blankets
Portable fire extinguishers

22.3
Are all fire extinguishing appliances readily accessible?

No

Intolerable Risk D-03969 identified 2 days ago ago

At the time of the assessment fire fighting media was observed to be blocked and not readily accessible for use: Fire Extinguishing Media must be sited and positioned so that they are readily accessible at all times, remove obstructions and inform staff of the importance of keeping these clear. This should also form part of your fire safety checks.

23
RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS (Clause 15h)

24
OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT (Clause 15i)

24.2 Is there suitable provision of firefighters' switch(es) for high voltage luminous tube signs, etc?	Not applicable. No high-voltage luminous tube signs or similar installations are present within the premises
24.3 Are there appropriately sited facilities for electrical isolation of any photovoltaic (PV) cells, with appropriate signage, to assist the fire and rescue service?	N/A

DISCLAIMER

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

Confidentiality Statement

In order to maintain the integrity and credibility of the risk assessment processes and to protect the parties involved, it is understood that the assessors will not divulge to unauthorized persons any information obtained during this risk assessment unless legally obligated to do so.

Relevant Standards:

Fire Doors: BS 8214:2016 & BS 476–22:1987

Fire Door Assemblies: BS EN 1634-1:2014 + A1:2018

Portable Fire Extinguishers: BS EN 3-10:2009

Fire Extinguishing Installations & Equipment;

Hose Reels & Foam Inlets: BS 5306-1:2006

Specification for Sprinkler Systems: BS 5306-2:1990

Commissioning & Maintenance of Portable Fire Extinguishers: BS 5306-3:2017

Fixed Firefighting Systems. Foam Systems. Design, Construction & Maintenance: BS EN 13565-2:2018

Emergency Lighting;

General Rules & Guidance on the Provision and Operation of Emergency Lighting in most Premises: BS 5266-1- 2011: BS EN 1838:1999/BS 5266-7:1999: BS EN 60598-1: 2008

Specifies the minimum Provision and Testing of Emergency Lighting for different Premises: BS EN 50172:2004/ BS 5266-8:2004

Automatic Test Systems for Battery Powered Emergency Escape Lighting: BS EN 62034:2006

Specifies Central Power Supply Systems for Luminaire for Emergency Lighting: BS EN 50171:2001

Fire Alarm Systems;

Code of Practice for System Design, Installation, Commissioning & Maintenance for Buildings: BS 5839-1:2025

Specification for Automatic Release Mechanisms: BS 5839-3:1988

Code of Practice Fire Alarm Systems Control Equipment for Buildings: BS EN 54-2:1997+A1:2006

Fire Detection & Fire Alarm Systems for Dwellings: BS 5839-6:2019

Code of Practice for the Design, Installation, Commissioning & Maintenance of Voice Alarm Systems: BS 5839-8:2023

Code of Practice for the Design, Installation, Commissioning & Maintenance of Emergency Voice Communication Systems: BS 5839-9:2003

Fire Signage;

Escape Route Signing plus the Signs & Signals Regulations 1996: BS 5499 Pt 4:2013

Fire Safety in the Design, Management & Compartmentation: BS 9991:2024

DUTIES OF THE RESPONSIBLE PERSON

Purpose: The Responsible Person is tasked with managing and implementing effective fire safety measures to protect occupants and visitors from the risks of fire in the premises.

Key Responsibilities:
Conducting Fire Risk Assessments: Regularly carry out thorough fire risk assessments to identify potential fire hazards and evaluate the risks. This includes inspecting the premises, identifying who might be at risk, and documenting significant findings.

Implementing Fire Safety Measures: Based on the risk assessment, implement appropriate fire safety measures to minimise risk. This includes installing and maintaining fire detection and alarm systems, ensuring availability of fire-fighting equipment were required, and managing fire hazards.

Fire Safety Policy and Procedures: Develop and maintain a fire safety policy and establish clear procedures for emergency evacuation. Ensure these procedures are regularly reviewed and updated.

Training and Awareness: Organize regular fire safety training for all staff. This includes training on how to respond to a fire, how to use fire-fighting equipment, and understanding evacuation procedures.

Maintenance of Fire Safety Systems: Ensure regular maintenance and testing of fire safety systems such as fire alarms, emergency lighting, fire extinguishers, and sprinkler systems.

Record Keeping: Maintain up-to-date records of fire risk assessments, safety inspections, maintenance checks, staff training sessions, and any fire incidents.

Emergency Evacuation Planning: Develop and maintain effective emergency evacuation plans, including clear escape routes and assembly points. Ensure that these plans accommodate the needs of all building users, including those with disabilities.

Liaising with Fire Services: Work closely with local fire services to ensure compliance with fire regulations and facilitate their access to the premises in case of emergencies.

Communication: Ensure clear communication channels are in place to disseminate fire safety information to all occupants and staff within the premises.

Legal Compliance: Stay informed about current fire safety legislation and ensure compliance with all relevant laws and regulations, including the Regulatory Reform (Fire Safety) Order 2005, Fire Safety Act 2021, and any other pertinent legislation.

Required Skills and Qualifications:
- Knowledge of fire safety legislation and best practices.
- Strong organisational and communication skills.
- Ability to understand fire risk assessments.
- Competency in emergency planning and response.

DECLARATION

Where relevant facts in relation to the premises were not visually apparent on the day of inspection, the assessor has relied on the information and/or responses provided on the day, by the person consulted on behalf of the employer/company, or other responsible person. The assessor has assumed that all relevant building regulations were complied with, in the construction of the premises, including any extension(s), conversion(s), renovation(s) and refurbishment(s) Unless otherwise stated the assessor has assumed that the premises (i) all fire safety equipment, including fire doors and fire resisting partitions and (ii) all servicing of fire safety equipment, has been installed or carried out (as the case maybe) by persons competent to do so and in accordance with all applicable standards. The findings of the report are based on visual observation only. It will not include appropriate surveys, to test for fire protection or check sufficient separation. A destructive test of fire protection/compartmentation maybe required by relative enforcing authorities, to confirm compliance with legislation or regulations. Where safe access to roof spaces was not possible or deemed a risk to the assessor and where passive fire protection is required within the premises, a passive fire survey will be recommended, which should be carried out by a suitably qualified and competent specialist. The fire risk assessment does not take into account the risk posed by electrostatic discharge (ie. lightning) on the structure or transient over voltage surge, except where there was an obvious physical damage to structures or a life hazard. The assessor has assumed that information and documentation supplied on the day, by or on behalf of the responsible person or their representative, who has a bearing on this fire risk assessment, is current, true, accurate and not misleading. This report is intended for your sole use and consequently no responsibility what so ever, is undertaken or accepted to any third party, for the whole of this report or any part of its contents.

This fire risk assessment report has been quality checked and the recommendations made by the above named assessor, have been validated by:
Oli Beynon - AIFSM - 6th March 2026