42 Ameysford Road
Ferndown,
Dorset,
BH229QA
info@TJCElectrical.co.uk
Tel: 01202 985655 M: 07513173117

Fire Risk Assessment.

Key Information

TJC Fire & Electrical Ltd is a third-party certified company with over two decades of experience in the fire safety industry. Our team works with a wide range of industrial and commercial clients that entrust us with the task of transforming their businesses into safe and compliant workplaces for both their employees and customers.

Our expert team will:

- Conduct an evaluation to identify potential fire risks
- Identify people at risk
- Evaluate, eliminate, or reduce risks
- Document findings and provide a complete action plan and instructions to help assure compliance.

We will also review and amend your fire risk assessment on a regular basis. We can also provide assistance in the form of training, evacuation plans and fire strategies.

A Type 1 fire risk assessment is the very minimum required to comply with the Fire Safety Order. A Type 1 assessment is normally sufficient for the majority of purpose-built blocks of flats in the absence of serious grounds to expect faults in structural fire protection.

Although the building inspection is non-destructive, even this Type 1 fire risk assessment will need to inspect a minimum of 10% sample of the flat entrance doors, as these are critical for protecting the common/shared escape routes. It will be appropriate to carry a sample inspection of above the false ceiling tiles in locations where demountable false ceilings are present.

A Type 2 fire risk assessment is similar to a Type 1 fire risk assessment in terms of common area protection; however, the Type 2 inspections, which often need the presence of a contractor to allow the opening of construction and subsequent making good, are associated with a certain level of destructive exposure in common areas. Destructive/intrusive inspections may entail working within

vacant flats to check the structural integrity of the separating wall system that protects shared fire compartments. This inspection would only be performed if there are grounds to suspect faults that could result in the fire spreading beyond the flat where it originated.

A Type 3 fire risk assessment includes the same duties as a Type 1 fire risk assessment, is non-destructive, and goes beyond the scope of the Fire Safety Order by looking at fire measures in a sample of flats, including means of escape and fire detection. Because freeholders often may not have an access right, this type of fire risk assessment is typically not practicable for long-leasehold flats. But may still be required.

A Type 4 fire risk assessment has the same scope of work as a Type 3 fire risk assessment, with the exception that a sampling-based destructive inspection is undertaken in both common areas and flats. This is the most thorough fire risk assessment that is carried out; however, it is only applicable in specific situations, such as when a new landlord acquires a block of flats with an unknown history of renovations and reason to suspect that residents would be gravely endangered in the event of a fire in their own flats as well as a fire that broke out in their neighbours' apartment buildings.

Disclaimer

Notably, a minimum fire safety standard is stipulated in the Regulatory Reform (Fire Safety) Order 2005; the purpose of this assessment is to provide guidance on compliance with this legal obligation. This assessment advises on conformity with the Regulatory Reform (Fire Safety) Order 2005's minimum fire safety standard.

The findings and recommendations pertain solely to the assessment conditions at the time of assessment.

This report contains a fire safety risk assessment of the premises listed in this report. It applies only to the areas visited during the site visit and was conducted in accordance with **TJC Fire & Electrical Ltd's** standard terms and conditions and agreed scope of works. If there is any ambiguity or conflict, this disclaimer will prevail.

Legal Notice: TJC Fire & Electrical Ltd followed client directions to prepare this report with appropriate competence and care. This report is intended solely for the named client only.

TJC Fire & Electrical Ltd and their representatives do not provide any warranty, assume any liability, or allow others to use the information or methods contained in this report. The report, along with the methods or information it contains, may only be utilised for purposes related to this project.
The assessor utilised their reasonable skill, care and guidance contained in publicly available specification (PAS 79) and fire safety risk assessment guides issued by H.M. Government. However, an assessment is up to interpretation, therefore a local fire authority officer may disagree on some points highlighted within this report and their guidance may take precedence.

Changes to the workplace layout, work processes, furniture, plant, machinery, or number of people, including those with disabilities, may affect fire risk and precautions. Any of these could lead to a new hazard or increased risk and as such will require this assessment to also be reviewed and/or a new assessment to be undertaken.

Fire Safety Act 2021
According to the Fire Safety Act, the FSO applies to the structure, external walls (including balconies, doors, and windows), and flat entrance doors of multi-occupied residential buildings with two or more sets of domestic premises.

Responsible Persons of multi-occupied residential buildings having two or more sets of domestic premises will be required by the act to update their fire risk assessment to include a review of the building's structure, external walls and flat entrance doors. In some cases, a Responsible Person may be able to update the fire risk assessment themselves; however, if the update requires an assessment of the materials that comprise a building's external wall system, the Responsible Person may need to hire a suitably qualified fire risk assessor to do so.

The Fire Safety (England) Regulations 2022

The regulations came into effect on January 23, 2023, and they implement the majority of the recommendations given by the Grenfell Tower Inquiry in its Phase 1 report, which called for a reform in the law.
The majority of the recommendations put forth by the Grenfell Tower Inquiry in its Phase 1 report, which necessitated a legislative amendment, were incorporated into the regulations on January 23, 2023.

The regulations aim to improve fire safety in apartment buildings in ways that are realistic, cost effective for individual leaseholders, and commensurate to the risk of fire.

In a manner that is practicable, cost-effective for individual lessees, and proportionate to the fire risk, the regulations aim to enhance the fire safety of apartment buildings.
Responsible persons are required to comply with the following requirements for high-rise residential buildings (defined as multi-occupied residential structures with a minimum height of 7 storeys and an equal height of 18 metres):

- Disseminate electronic copies of floor plans and building plans for the building, along with a single page orientation plan, to the local fire and rescue service (FRS); and
- Maintain hard copies of the floor plans and building plans for the building.
- Insert low-light-visibility wayfinding signage into every high-rise structure.
- Develop a protocol for conducting monthly inspections of firefighting equipment and lifts utilised by firefighters in high-rise residential buildings;
- Notify the Fire and Rescue Service (FRS) of any malfunctions exceeding twenty-four hours;

Responsible parties for multi-occupied residential buildings exceeding 11 metres in height are required to perform the following:

- Conduct quarterly inspections of all communal fire doors and annual inspections of suite entrance doors.

Responsibilities include the following in all multi-occupied residential buildings:

- Furnishing residents with pertinent fire safety instructions and information regarding the significance of fire doors.

Regulatory Reform (Fire Safety) Order 2005

This fire risk assessment has been carried out on your behalf, being the Responsible Person, as defined in Article 3 of the Regulatory Reform (Fire Safety) Order 2005 (e.g. as an employer), and/or being the person having control, to any extent, of the premises (as occupier or otherwise). It is intended to assist you in compliance with Article 9 of the Fire Safety Order, which requires that a risk assessment be carried out.

It is important that you study this fire risk assessment and understand its contents. The fire risk assessment includes an Action Plan, which sets out the measures it is considered necessary for you to take to satisfy the requirements of the Fire Safety Order and to protect relevant persons (as defined in the Order) from fire. Relevant persons are primarily everyone who is, or may be, lawfully in the building, but include certain persons in the vicinity of the building. It is particularly important that you study the Action Plan. If any recommendation in the Action Plan is unclear you should request further advice.

The Fire Safety Order requires that you give effect to arrangements for the effective planning, organisation, control, monitoring, and review of the preventive and protective measures. These are the measures that have been identified in consequence of a risk assessment as the general fire precautions you need to take to comply with the Fire Safety Order.

As soon as practicable after the assessment is made or reviewed, the responsible person must make a record of the assessment or review, which must in particular include the information prescribed by paragraph 7.

(7) The prescribed information is—

(a) The findings of the assessment, including the measures which have been or will be taken by the responsible person pursuant to this Order; and

(b) Any group of persons identified by the assessment as being especially at risk.

This fire risk assessment is not the record of the fire safety arrangements to which the Fire Safety Order refers, although much of the information contained in this fire risk assessment will coincide with the information in that record. You should, however, ensure that there is a record of the fire safety arrangements, adequate to comply with Article 11 of the Fire Safety Order, and that it is kept up to date. Consideration will have been given, in carrying out this fire risk assessment, to the records that exist in this respect.

The Fire Safety Order also requires that you appoint one or more competent persons to assist you in undertaking the general fire precautions described above. Where there is a competent person in your employment, you must, under Article 18(8) of the Fire Safety Order, appoint that person in preference to a competent person not in your employment.

This fire risk assessment has considered dangerous substances that are used or stored in your premises, only to the extent necessary to determine the adequacy of the general fire precautions (as defined in Article 4 of the Fire Safety Order) and to advise you accordingly. If dangerous substances are used or stored in your premises, you should ensure that a risk assessment of the relevant work activities has been carried out to enable you to comply with the Dangerous Substances and Explosive Atmospheres Regulations 2002. This fire risk assessment does not consider special, technical or organisational measures that are required to be taken or observed in connection with the use or storage of any dangerous substance.

More generally, this fire risk assessment forms only a foundation for management of fire safety in your premises and compliance with the Fire Safety Order. It is strongly recommended that you obtain a copy of the Latest Fire Safety Order if you do not already have ready access to a copy; it may be freely downloaded from the Internet at: 👉 https://www.legislation.gov.uk/uksi/2005/1541/contents

The purpose of this report is to provide an assessment of the risk to life from fire in these premises and where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

This fire risk assessment should be reviewed by a competent person by the date indicated above or at such earlier time as there is reason to suspect that it is no longer valid, or if there has been a significant change in the matters to which it relates, or if a fire occurs.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire 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 reviewed regularly.)

This Risk Assessment has been undertaken in good faith and to the best of our knowledge and understanding and is based on the information provided by the client as well as visual inspection. No liability can be accepted for errors and omissions where incorrect information has been provided or where reasonable assumptions have been made. The assessment reflects what was observed on the date of inspection.

The client is finally responsible for the fire safety in the premises and should ensure that the recommendations or suitable alternatives are carried out.

The enforcing authorities have the power to make further or contrary recommendations to those contained within this assessment, as may seem appropriate to them, with which the client must comply. Risk Assessment is a live document and this assessment, or parts of this assessment, will need reviewing if significant changes occur.

We would like to thank you for choosing us and hope the service you received is up to the standard you expect.

Many thanks, TJC Fire & Electrical LTD.