

Regulatory Reform (Fire Safety) Order 2005

Fire Risk Assessment

Responsible Person (Employer or other person having control of the relevant premises)	Landlords Ref: 00015071976022023		
Address of Premises	5 Manor Park Road London		
Post Code	E12 5AB		
Assessor:	Md Abul Hasnath Khan (Dip Ndea, Dip Dea, FPA) Hasnath474@hotmail.co.uk		
Date of Fire Risk Assessment	18/02/2022		
(This risk assessment should be reviewed annually or at such earlier time as there is reason to suspect that it is no longer valid or there has been a significant change in the matters to which it relates.)			
Subsequent Review Dates			
Reviewed by		Date	17/02/2023
Reviewed by		Date	
Reviewed by		Date	

General Information

The Premises	
Number of floors in building: (To include basements)	Ground and 1 st Floor
Approximate floor area: (m ²) (To include all floors of responsibility)	128 Square Meter
Brief details of construction: (Date of construction, brick, timber, purpose built or converted)	Traditional solid Brick Flat Which is built around Built around 1900-1920,
Primary usage: (e.g. Hotel, Shop)	HMO

Secondary usage: (e.g. Kitchen, Bar, Function Room, Offices)	
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Occupancy Profile						
Maximum number of persons in the most highly occupied compartment to be affected by an uncontrolled fire within 30 minutes, assuming no evacuation.	WEEKDAYS			WEEKENDS		
	0000 to 0400	A		0000 to 0400	A	
	0400 to 0800	A		0400 to 0800	A	
	0800 to 1200	A		0800 to 1200	A	
	1200 to 1600	A		1200 to 1600	A	
	1600 to 2000	A		1600 to 2000	A	
	2000 to 2400	A		2000 to 2400	A	
	Enter range – A= <20, B=20-49, C=50-99, D=100-1000, E=>1000, 0= None					
Description of Occupants	Mobility Issues	Not known	Average Mobility	N/W	Vulnerability Issues	N/W

Occupants Especially At Risk From Fire	
Sleeping occupants (Details of numbers - public/staff)	Not Identified
Disabled occupants (Personal Emergency Evacuation Plans in use when necessary)	Not identified
Occupants in remote areas (Lone working/isolated areas)	Not identified
Young person's (Individual Risk Assessment provided for those persons under 16 yrs)	Not Identified
Others (Details of Elderly/Infirmary/Mental Ability)	Family and Visitor
Visitors	Family and Visitor
Occupants whose first language is not English	Not identified

Electrical Sources of Ignition		
Measures taken to prevent fires of electrical origin.		
1. Fixed installation periodically inspected and tested? (e.g. every 5 years)		YES
2. Portable appliance testing carried out on a risk assessed basis?		NO
3. Suitable policy in place regarding the use of personal electrical appliances?		NO
4. Suitable limitation and management of trailing leads and adaptors?		NO
I Identified Fire Hazard		
Source of Ignition	Source Of fuel	Source of Oxygen
1, Cooking, 2, Smoking materials, 3, Candles, 4, Electrical and Gas installation	Cooking Fuel	None other than naturally Occurring.

Who is At Risk	Family member and Visitor, Sleeping Guest, Emergency service personal, official visitor to the premise, People in the Vicinity
Action Taken to Remove and Reduce the hazards that may cause fire	Smoking and candles are banned within the property, junk mail should be recycled. All Electrical equipment should be plug off after using

Arson/Deliberate Ignition		
Basic security against arson by outsiders or other persons appears reasonable.		YES
<i>If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.</i>		
Is there the potential for fire load/combustibles in close proximity to the premises available for ignition by outsiders?		NO
Identified Hazards	Existing Control Measures	Are there any improvement recommendations

Deficiencies:	Remedial Action Required:	

Portable Heaters		
Portable heaters are used within the premises.		NO
Is the use of the more hazardous type (ie radiant bar fires or LPG appliances) avoided?		YES
Are suitable measures taken to minimise the hazard of ignition of combustible materials due to these heaters?		N/A
Identified Hazards	Existing Control Measures	Are there any improvement recommendations

Deficiencies:	Remedial Action Required:	
General Comments:		

Fixed Heating Installations		
Fixed heating installations such as boilers are used within the premises.		YES
Are fixed heating installations subject to regular maintenance?		YES
Are suitable measures taken to minimise the hazard of ignition of combustible materials due to these heaters?		NO
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Carbon Monoxide (CO)	Already in place	No action required

Deficiencies:	Remedial Action Required:
General Comments:	

Cooking		
Measures taken to prevent fires as a result of cooking.		YES
Filters cleaned or changed and ductwork cleaned regularly?	YES	
Suitable extinguishing appliances available? (e.g.Fire blanket, Wet Chemical etc)	YES	
Suitable Shut Down Procedures in place?	Yes	
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:		Remedial Action Required:
General Comments:		
Evacuation & users' procedure & instruction should be installed and provided.		

Lightning

The building has a lightning protection system.

NO

Is the lightning protection system subject to a suitable maintenance regime?

NO

Identified Hazards	Existing Control Measures	Are there any improvement recommendations

Deficiencies:

Unable to determine whether the building has a suitable lightning protection system in place.

Remedial Action Required:

Suitable lightning protection system can be installed for any such natural occurrence

General Comments:

Dangerous Substances

Dangerous substances are, or could be used or stored, within the premises?

NO

(i.e. Substantial quantities of alcohol, white spirits, other flammable liquids or materials)

A risk assessment has been carried out as required by the Control of Substances Hazardous to Health (COSHH) Regulations 2002?

NO

Stored in suitable areas and containers away from potential sources of ignition, to include issues of chemical reactivity and compatibility.

NO

Identified Hazards	Existing Control Measures	Are there any improvement recommendations

Deficiencies:

No Risk Assessment for COSHH Regulations 2002 was identified.

Remedial Action Required:

COSHH Risk Assessment can be done to identify any hazardous or deleterious materials and their appropriate control and elimination process.

General Comments:

Housekeeping		
Standards of housekeeping.		
Combustible materials appear to be separated from ignition sources?	YES	
Appropriate storage of hazardous materials?	NO	
Escape routes kept clear of any combustibles? (Storage /furniture)	YES	
Appropriate measures for the safe storage and disposal of waste?	YES	
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:		Remedial Action Required:
General Comments:		

Hazards Introduced by Contractors And Building Works	
Fire safety conditions have been imposed on both external contractors and in-house maintenance staff?	NO

Is there satisfactory control over works including use of hot work permits, where appropriate, carried out in the building by external contractors?		NO
Give details:		
If there are in-house maintenance personnel, are suitable precautions taken during works carried out by them, including use of hot work permits, where appropriate?		N/A
Give details:		
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:	Remedial Action Required:	
General Comments:		

Other Significant Fire Hazards That Warrant Consideration		
Are there any other fire hazards that warrant consideration within the premises? <i>(This to include any fire hazards from any process; heat producing, spark or friction generating, chemical or other process which has the capacity to ignite, create excessive or rapid heat or generate oxidising or flammable gas)</i>		NO
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:		Remedial Action Required:

Arrangements for Evacuation

Evacuation Strategy	
<p>Typical evacuation strategies within the premises are likely to involve one or more of the following arrangements.</p> <p>State which strategy (ies) have been adopted.</p>	
<p>Single Stage Evacuation</p> <p>It is reasonably expected that all relevant persons in the premises are able to (and will) evacuate immediately to a place of total safety.</p>	<p>YES</p>
<p>Progressive Horizontal Evacuation</p> <p>Relevant persons are dependant on staff to assist with their escape.</p> <p>Provisions have been made to move such persons from an area affected by fire, through a fire resisting barrier to an adjoining fire protected area on the same level, where they can wait in a place of safety whilst the fire is dealt with, or await further evacuation down a protected route to total safety.</p> <p>NOTE - Progressive Horizontal Evacuation is subject to the following</p> <p>Protected areas should be designed to provide:</p> <ul style="list-style-type: none"> • Sufficient capacity to accommodate the number of occupants who will need to use them. For this purpose, a protected area should be sufficient capacity to accommodate its normal occupants and the occupants of the largest adjoining protected area. • Progressive movement away from a fire via sequential adjoining protected areas. • Means for escape via stairway(s) should this become necessary. <p>The number and size of the protected areas depends on a number of factors:</p> <ul style="list-style-type: none"> • the time it will take to evacuate people from the area of a fire to an adjacent protected area; • the number of people to be evacuated; • the level of any mobility impairment; • the number of staff to assist in evacuation; • the fire protection arrangements; • layout of the premises; and • location and number of staircases; 	<p>NONE</p>

<h2>Delayed Evacuation</h2> <p>Relevant persons are dependant on staff to assist with their escape however it is not desirable or practical to evacuate persons (e.g. due to medical conditions or treatments). Such persons may remain within their rooms whilst the fire is dealt with and the danger has passed.</p> <p>NOTE - Delayed Evacuation is subject to the following</p> <p>Bedrooms to be enclosed in an enhanced level of fire-resisting construction (protected bedrooms).</p> <p>A protected bedroom should be of 60-minute fire-resisting construction and the door should be fire-resisting and fitted with a self-closing device. In addition, the escape route from the protected bedroom(s) to the adjoining protected areas, refuge or final exit (including any stairway) will also require an increased level of fire protection to allow access for staff to assist with subsequent evacuation from the protected bedroom(s). If necessary, the door may be fitted with electromechanical hold-open or free swing devices that operate immediately the fire alarm actuates.</p> <p>If provision of such fire resistance is not possible, you may be able to show through your risk assessment that alternative measures to limit the growth and spread of the fire are appropriate, such as an automatic fire suppression system supported by robust staff response procedures.</p> <p>Any resident who is initially left in a fire protected bedroom should be accompanied by a carer. As such, the total number of residents awaiting evacuation in protected bedrooms should be less than the number of staff on duty. It is imperative that if some less able residents are left in protected bedrooms to await evacuation, then other staff know which rooms have been evacuated and those which still contain residents and where necessary are able to notify the fire and rescue service when they arrive. Arrangements for delayed evacuation should only be based on a pre-planned basis.</p>		<p>NONE</p>										
<p>Written copies of Evacuation Procedures are located as follows:</p> <p>NONE</p>												
<table border="1"> <thead> <tr> <th>Identified Hazards</th> <th>Existing Control Measures</th> <th>Are there any improvement recommendations</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Identified Hazards	Existing Control Measures	Are there any improvement recommendations				<table border="1"> <tr> <td> <p>Deficiencies:</p> </td> <td> <p>Remedial Action Required:</p> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		<p>Deficiencies:</p>	<p>Remedial Action Required:</p>		
Identified Hazards	Existing Control Measures	Are there any improvement recommendations										
<p>Deficiencies:</p>	<p>Remedial Action Required:</p>											

Provision of Elements of Fire Safety as Secondary Control Measures

Means Of Escape		
It is considered that the premises are provided with reasonable means of escape in case of fire. Identify the means of evacuation and attach a plan. (This can be a hand drawn plan).		YES
Adequate design of escape routes?		YES
Reasonable distances of travel when:		
Where there is escape in a single direction? State the distance of maximum travel. 5M		5m
Where there are alternative means of escape? State the distance of maximum travel.		None
Suitable protection of escape routes? (Fire resisting construction)		YES
Adequate provision of exits? State the capacity of each exit.		YES
Exits easily and immediately open-able where necessary <u>without</u> the use of a key?		YSE
Escape routes unobstructed?		YES
It is considered that the premises are provided with reasonable arrangements for means of escape for disabled people? Describe the arrangements below.		NO
Does the evacuation plan fit with the floor space factors?		YES
Identify dead end corridors. Are the appropriately covered?		NONE
Identify inner rooms. Are the appropriately covered?		N/A
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies: Escape windows Fire doors Escape routes should be protected by fire proof construction materials e,g	Remedial Action Required: N/A N/A	

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Measures to Limit Fire Spread and Development		
It is considered that there is:		
Compartmentation of a reasonable standard. (Fire resisting) Identify compartmentation.		NO
Reasonable limitation of linings that may promote fire spread. (Walls and ceilings)		NO
As far as can be reasonable ascertained, fire dampers are provided in ducts or vents as necessary to protect critical means of escape routes against passage of fire, smoke and combustion products in the early stages of a fire?		N/A
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies: Unable to determine any sprinkler system in place	Remedial Action Required: N/A	
General Comments: Sprinkler system can be installed in the premises.		

Emergency Escape Lighting		
It is considered that there is a reasonable standard of emergency escape lighting to ensure safe use of escape routes complying to BS5266?		YES
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Emergency Lighting		action Required
Deficiencies: Unable to identify any maintenance records of Emergency lightings		Remedial Action Required: Emergency lighting should be maintained in good working order throughout the year including the replacement batteries.

Fire Safety Signs And Notices		
It is considered that there is a reasonable standard of fire safety signs and notices? This to include fire exit, fire resisting door and hazard signage. The signage should comply to Health & Safety (Signs and signals) Regulations BS1996		YES
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:		Remedial Action Required:

Means of Giving Warning In Case of Fire	
Reasonable manually operated fire warning system provided?	No

If yes give details: (e.g. Break glass call points, fire bell, air horn, klaxon etc)		
Automatic fire detection provided? If yes, to what Standard? (e.g. BS 5839 Part 1 Grade L1/L2 etc) 		
Throughout Premises		YES
Part of Premises only		
Extent of automatic fire detection generally appropriate for the occupancy and fire risk?		NONE
Remote transmission of alarm signals to a monitoring station or other?		NO
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies: Unable to identify any fire warning system i.e Break glass point Fire alarm	Remedial Action Required: N/A	
General Comments:		

Manual Fire Extinguishing Appliances		
Reasonable provision of portable fire extinguishers?		YES
Are all fire extinguishing appliances readily accessible and unobstructed? (i.e. mounted on walls or on appropriate bases)		YES
Is suitable wall signage provided relevant to extinguisher?		YES
Are hose reels provided?		NO
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Fire Extinguisher Fire Blanket		Action required Action required
Deficiencies: Maintenance records		Remedial Action Required: All fire extinguishers should be maintained and tested annually with competent persons.

Relevant Automatic Fire Extinguishing Systems		
Type of fixed system and location: (Inergen gas suppression systems, sprinklers/misting systems etc)		NO
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:		Remedial Action Required:
General Comments:		

Other Relevant Fixed Systems and Equipment		
Type of fixed system and location: (i.e. Dry/wet risers, fireman's lift control, smoke ventilation, smoke curtains etc)		NONE
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:		Remedial Action Required:
General Comments:		

Firefighter Switch – High Voltage Luminous Tube Signs Etc		
Suitable provision of fire fighters switch(s) for high voltage luminous tube signs, etc (to include location)?		N/A
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies:		Remedial Action Required:

General Comments:	

Management of Fire Safety

Procedures and Arrangements	
Fire safety is managed by:	Landlords
Deputy or assistant:	
Are competent person(s) appointed to assist in undertaking the preventative and protective measures (i.e. relevant general fire precautions)?	NO
State name and responsible element of fire safety	
.....
.....
.....
Is there a suitable record of the fire safety arrangements?	Yes
Appropriate fire procedures in place?	Yes
Are procedures in the event of a fire appropriate and properly documented?	Yes
Are there suitable arrangements for summoning the Fire and Rescue Service?	NO
Are there suitable arrangements to meet the F&RS on arrival and provide relevant information, including that relating to hazards to fire fighters?	NO
Is there a plan of the building available indicating basic layout and any areas of significant risk?	NO
Are there suitable arrangements for ensuring that the premises have been evacuated?	NO
Is there a suitable fire assembly point(s)?	NO
Are there adequate procedures for evacuation of any disabled people who are likely to be present?	NO
Persons nominated and trained to assist with evacuation, Including evacuation of disabled people?	NO
Appropriate liaison (if necessary) with Fire and Rescue Service Rescue Service crews visiting for familiarisation visits?	NO
Routine in-house inspections of fire precautions (e.g.	NO

in the course of health and safety inspections)?		
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Doors	N/A	
Deficiencies:		Remedial Action Required:
Unable to identify any evacuation procedure for disable person (if any)		Need to devise an evacuation procedure for disable person/persons in case of any fire incident. Might need to consult with local fire authority to devise emergency evacuation of such person or persons.
Training And Drills		
Fire safety training is managed by:	Landlord	
Deputy or assistant:		
Are all staff given adequate fire safety instruction and training on induction?		N/A
Are all staff given adequate periodic 'refresher' training at suitable intervals? If yes, at what intervals?		N/A
Are all staff with special responsibilities (e.g. fire wardens and staff who assist with disabled people) given additional training?		N/A
Does all training for staff provide information, instruction or training on the all the following (If no, indicate which one/s in the deficiencies boxes below):		
Fire risks in the premises? The general fire precautions in the building? Action in the event of a fire? Action on hearing the fire alarm signal? Method of operation of manual call points? Location and use of fire extinguishers? Means for summoning the fire and rescue service? Identity of persons nominated to assist with evacuation? Identity of persons nominated to use fire extinguishing appliances?		N/A
Are fire drills carried out at appropriate intervals and a record of such drills maintained?		N/A
Is there sufficient and adequate channels of communication of fire safety information between employer and employee (e.g. Health & Safety meetings, notice boards etc)		NO
When the employees of another employer work in the premises, are they provided with adequate instructions and given appropriate information (e.g. on fire risks and fire safety measures)?		N/A
Is there adequate co-operation and co-ordination between different Responsible Persons (Multi-Occupancy) to ensure compliance with the Fire Safety Order?		N/A
Identified Hazards	Existing Control Measures	Are there any improvement recommendations

Deficiencies:	Remedial Action Required:	

Testing And Maintenance		
Testing and Maintenance is managed by:		Landlord
Deputy or assistant:		
Adequate maintenance of premises		YES
Weekly testing and periodic servicing of fire detection and alarm system to include ancillary equipment (e.g. door hold open devices, door locks etc)		NO
Monthly and annual testing routines for emergency escape lighting?		NO
Annual maintenance of fire extinguishing appliances?		NO
Periodic inspection of external escape staircases and gangways?		NO
Six monthly inspection and annual testing of rising mains?		NO
Weekly and monthly testing, six monthly inspection and annual testing of fire fighting lifts?		N/A
Weekly testing and periodic inspection of sprinkler installations?		N/A
Routine checks of final exit doors and/or security fastenings?		NO
Annual inspection and testing of lightning protection system?		N/A
Other relevant inspections or tests:		
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies: Unable to determine the weekly testing of fire detection system Determined monthly/annual testing of emergency lighting Find fire extinguishing appliances Unable to find any routine checks record of final exit doors and security fastening.	Remedial Action Required: Weekly testing of such system needs to be done and keep records. Monthly and annual testing records of emergency escape lighting should be kept on file. Manually operating fire extinguishing appliances in the common area of use and annual maintenance should be performed by competent person. Routine checks should be conducted on final exit doors and security fastening and keep appropriate records.	

General Comments: 	

Recording		
Appropriate records held for:		
Fire drills?		NO
Fire training?		NO
Fire alarm tests?		YES
Emergency escape lighting tests?		NO
Maintenance and testing of other fire precaution systems?		Yes
Location of Records: (Available for inspection by Fire Authority if required) Give Details:		
Identified Hazards	Existing Control Measures	Are there any improvement recommendations
Deficiencies: Determined records of fire drills. Fire training, fire alarm tests, emergency escape lighting tests were available at the time of inspection.	Remedial Action Required: Regular and periodical test records of fire drills, fire alarm, emergency escape lighting should be recorded correctly and kept in file.	

General Comments:	

Priority	Meaning
High	<p>Immediate priority to be actioned within 24 hours to 8 weeks</p> <p><i>Breaches of legal requirements, which could cause injury and require immediate short term action. Also includes matters that can be resolved at minimal cost</i></p>
Medium	<p>Medium priority to be actioned within 2-6 months</p> <p><i>Breaches in legislation that may require medium/long term action to resolve</i></p>
Low	<p>Low priority to be actioned within 6 months-1year</p> <p><i>Items of non urgent priority or for future consideration</i></p>

Significant Findings – Remedy Action Plan					
No	Action to be Taken	Priority	Target Completion Date	Action by	Date Action Completed
1	Tenants should be told how to use fire blanket in case of any fire incident and contact the Emergency services if necessary	Medium	25/04/2022	Landlord	
2	Install Smoke and Carbon Monoxide Detector		Completed	Landlord	
3	Electrical gas Safety Certificate (Available upon request)		Completed	Landlord	
4	PAT Testing		N/A	Landlords	
5	Emergency Lighting	High	15/04/2022	Landlords	
6	Fire Blanket and Fire Extinguisher	Medium	15/04/2022	Landlords	
7	Fire Sign, Fire Action plan, Fire Point	Medium	15/04/2022	Landlords	
8	Fire Alarm System (Tested)		Completed	Landlords	

Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order 2005 became law in October 2006 and introduced significant change to workplace fire safety responsibilities. As well as simplifying the legislative regime by bringing all fire safety legislation together into one Order, it introduced the need for employers, building owners and occupiers a 'responsible person' to carry out, implement and maintain a fire safety risk assessment.

All non-domestic premises, including the common or shared parts of blocks of flats or houses in multiple occupation are covered by the Order, and may be inspected by their local Fire and Rescue Authority.

Under the order, Fire & Rescue Authorities have a statutory duty to ensure compliance and enforce the requirements where necessary.

What are the main requirements of the order?

The responsible person is required to:

- Carry out a fire risk assessment identifying the risks and hazards.
- Consider who may be especially at risk.
- Eliminate or reduce the risk from fire as far as is reasonably practical and provide general precautions to deal with any residual risk.
- Take additional measures to ensure fire safety where flammable or explosive materials are stored.
- Create a plan to deal with any emergency and, in most cases, document your findings.
- Review the findings as necessary.

In carrying out a fire risk assessment the responsible person may decide that given the nature of the premises or the people involved, they may need to appoint one or more competent persons to assist them. The level of necessary competence is not prescribed in the Order. It recognises that the extent of competency will vary according to the nature and complexity of the premises involved.

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

You must record the above arrangements if:

- You employ five or more employees in your undertaking (regardless of where they are employed);
- A licence under other legislation is in force; or
- An alterations notice is in force requiring a record to be kept.

Where does it apply?

The Order applies to virtually all premises and covers nearly every type of building, structure and open space. For example:

- Offices and shops
- Premises that provide care • Community halls
- The common areas of houses in multiple occupation including common fire warning systems etc.
- Pubs, clubs and restaurants
- Schools
- Tents and marquees
- Hotels, B&Bs, guest houses, hostels and self-catering accommodation
- Factories and warehouses
- Stables

What does this mean for me?

The main effect of the changes will be a move towards greater emphasis on fire prevention in all non-domestic premises, including the voluntary sector and self-employed people with premises separate from their homes.

Responsibility for complying with the Fire Safety Order will rest with the 'responsible person'. In a workplace, this is the normally the employer or any other person who may have control of any part of the premises, e.g. the occupier or owner. If there is more than one responsible person in any type of premises, they must take all reasonable steps to consult with one another regarding matters of fire safety.

If you are the responsible person you will have to carry out a fire risk assessment which must focus on the safety in case of fire of all 'relevant persons'. It should pay particular attention to those at special risk, such as the disabled and those with special needs, and must include consideration of any dangerous substance likely to be on the premises. Your fire risk assessment will help you identify risks that can be removed or reduced and to decide the nature and extent of the general fire precautions you need to take to protect people against the fire risks that remain.

The fire risk assessment should consider 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 must consider special, technical or organizational measures that are required to be taken or observed in connection with the use or storage of any dangerous substance.