FIRE RISK ASSESSMENT

141 Cleave Ave
UB3 4HD

10th October 2025

Contents

INTRODUCTION

The purpose of this report is to present the findings of the assessment in relation to the risk to life from fire in the building and to make recommendations to the responsible person to comply with the fire safety legislation.

The report does not address the risk to property or business continuity from fire. Issues raised however may have the following implications.

- Significant financial implications
- Significant impact on business continuity
- Statutory non-compliances
- Potential for significant exposure (public liability/employer's liability) regarding claims
- Potential losses, fires, accidents, incidents and injuries.

Any comments or queries regarding this report should be directed at the author.

Gurdip Notay
Fire Safety Consultant
LLB (hons) Law
Advent Fire & Electrical Ltd

*Please note that this report and any recommendations are based on conditions observed and information supplied. It is not intended to be conclusive, covering every hazard or risk potential, or to guarantee compliance with any statute or regulation. It is offered to assist you in your assessment and/or management of risk.

RISK ASSESSMENT METHODOLOGY

A risk assessment is an organised and methodical look at:

- The premise.
- The activities carried out there.
- How likely is it that a fire could start and cause harm to anyone.

The method used to undertake the fire risk assessment follows Publicly Available Specifications (PAS 79).

We have used a nine-step structured approach and corresponding documentation for conducting and recording the significant findings of the fire risk assessment of the building, and parts of buildings to which the Regulatory Reform (Fire Safety) Order 2005 applies.

The intention of PAS 79 is to enable employers and those acting on their behalf, to carry out the "suitable and sufficient" fire risk assessment required by the Regulatory Reform (Fire Safety) Order 2005, to enable the employer to satisfy associated fire legislation.

Fire risk assessments carried out in accordance to PAS 79; address the safety of all building occupants including employees, visitors, guests, contractors and members of the public.

Accordingly, the fire risk assessment carried out in accordance with PAS 79, are likely to provide a good basis for the responsible person to ensure good management of fire safety is established, maintained and reviewed.

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

FIRE RISK ASSESSMENT

Responsible Person or Person Having Control of Premises:	Happy Homes Investment Ltd
Fire Safety Manager:	Happy Homes Investment Ltd
Position:	Happy Homes Investment Ltd
Persons Consulted:	Happy Homes Investment Ltd
Assessor:	GURDIP NOTAY
Assessor Statement: 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. I certify that to the best of my knowledge, the information contained in this fire risk assessment is correct, based on information provided at the time the assessment was undertaken.	
Date of Fire Risk Assessment:	10th October 2025
Date of Previous Fire Risk Assessment:	Unknown
Suggested Date for Review:	October 2026
Fire Risk Assessment Review: Thisfireriskassessmentshouldbereviewedbyacompetentpersonbythedateindicatedaboveorat such earlier time as there is reason to suspect that it is no longer valid, or there has been significant change in the matters to which it relates, or if a fire occurs.	
Actions Taken on Site, At Time of Assessment: Type your text	▪ NONE

The purpose of this report is to provide an assessment of the risk to life from fire in these buildings, and where appropriate, make recommendations to ensure compliance with fire safety legislation. This 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 there have been significant changes.

GENERAL INFORMATION

1.0 THE PREMISES

1.1	Number of Floors Included in the Risk Assessment:	3
1.2	Approximate Floor Area:	1900 SQ FT APPROX
1.3	Use of the Premises:	HMO
1.4	General Description of Premises: ▪ BRICK CONSTRUCTION H.M.O.6 BEDROOMED	

2.0 OCCUPANCY

2.1	Approximate Maximum Number:	8
2.2	Approximate Maximum Number of Employees at Any One Time:	N/A
2.3	Maximum Number of Members of Public:	2
2.4	Associated Times/Hours of Occupation:	24HRS

3.0 OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1	Sleeping Occupants:	Y
3.2	Disabled Occupants:	N/A
3.3	Occupants in Remote Areas and Lone Workers:	N/A
3.4	Young Persons:	Y
3.5	Others:	N/A

4.0 FIRE LOSS EXPERIENCE

- None

5.0 OTHER RELEVANT INFORMATION

- None

6.0 RELEVANT FIRE SAFETY LEGISLATION

6.1	The Following Fire Safety Legislation Applies to These Premises:	FS0 2005. BS 5266-1E Lighting ACOP. BS 5839-1 Detection & Alarm. BS5306-3 Extinguishers. Fire Risk Assessment Building Regulations 2010 (if applicable to these premises)
6.2	The Above Legislation is Enforced By:	London Fire Bridage
6.3	Other Guidance and Legislation That Makes Significant Requirements for Fire Precautions in These Premises (other than the Building Regulations 2000):	N/A
6.4	The Legislation to Which 6.3 Makes Reference is Enforced by:	N/A

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

Y = Acceptable Condition X = Unacceptable Condition N/A = Not Applicable

7.0 ELECTRICAL SOURCES OF IGNITION

7.1	Reasonable Measures Taken to Prevent Fires of Electrical Origin?	Y
7.2	More Specifically:	
▪	Fixed Installation Periodically Inspected and Tested?	Y
▪	Portable Appliance Testing Carried Out (PAT)?	Y
▪	Suitable Policy Regarding the Use of Personal Electrical Appliances?	Y
▪	Suitable Limitations of Trailing Leads and Adaptors?	Y

Comments and Hazards observed:

- ENSURE ELECTRICAL INSTALLATION CONDITION REPORT (EICR) IS CARRIED OUT EVERY 5YRS
- ENSURE GAS APPLIANCES AND FLUES ARE MAINTENANCED AND CHECKED ANNUALLY WITH CERTIFICATION

8.0 SMOKING

8.1	Reasonable Measures Taken to Prevent Fires as A Result of Smoking?	Y
8.2	More Specifically:	
▪	Is Smoking Prohibited in The Building?	Y
▪	Is Smoking Prohibited in Appropriate Areas?	Y
▪	Are There Suitable Arrangements for Those Who Wish To Smoke?	Y
▪	This Policy Appeared to Be Observed At Time Of Inspection?	Y

9.0 COOKING

9.1	Are Reasonable Measures Taken to Prevent Fires as A Result of Cooking?	Y
9.2	More Specifically:	
▪	Filters Changed and Ductwork Cleaned Regularly?	N/A
▪	Suitable Extinguishing Appliances Available?	N/A

10.0 ARSON

10.1	Does Basic Security Against Arson By Outsiders Appear Reasonable?	Y
10.2	Is There An Absence Of Unnecessary Fire Load In Proximity To The Building Or Available For Ignition By Outsiders? Are Rubbish Bins Locked?	Y

11.0 PORTABLE HEATERS AND HEATING INSTALLATIONS

11.1	Is the Use of Portable Heaters Avoided Where Practical?	Y
11.2	If Portable Heaters Are Used:	
▪	Is the Use of The More Hazardous Types (E.G. Radiant Heaters Log Appliances) Avoided?	N/A
▪	Are Suitable Measures Taken to Minimize the Hazard of Ignition Of Combustible Materials?	N/A

11.3	Are Fixed Heating Installations Subject to Regular Maintenance?	Y

12.0 LIGHTNING

12.1	Does the Building Have Lightning Protection?	N/A

13.0 HOUSEKEEPING

13.1	Is the Standard of Housekeeping Adequate?	Y
13.2	More Specifically:	
▪	Combustible Materials Appear to Be Separate from Ignition Sources?	Y
▪	Avoidance of Unnecessary Accumulation of Combustible Materials or Waste?	Y
▪	Appropriate Storage of Hazardous/Combustible Materials?	Y

14.0 HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

14.1	Are Fire Safety Conditions Imposed on Outside Contractors	Y
14.2	Is There Satisfactory Control Over Works Carried Out in The Building by Outside Workers, Including “Hot Work” Permits?	N/A
14.3	If There Are In-House Maintenance Personnel, Are Suitable Precautions Taken During “Hot Work”, Including Use of Hot Work Permits?	N/A

15.0 DANGEROUS SUBSTANCES

15.1	Are the General Fire Precautions Adequate to Address the Hazards Associated with Dangerous Substances Used or Stored Within the Premises?	Y
15.2	If 15.1 Applies, Has A Specific Risk Assessment Been Carried Out, As Required by The Dangerous Substances and Explosive Atmospheres Regulations 2002?	N/A

16.0 OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

16.1	Hazards	N/A

FIRE PROTECTION MEASURES

17.0 MEANS OF ESCAPE

17.1	Is It Considered That the Building Is Provided with Reasonable Means of Escape in Case of Fire?	Y
17.2	More Specifically:	
▪	Adequate Design of Escape Routes?	Y
▪	Adequate Provision of Exits?	Y
▪	Exits Easily and Immediately Openable Where Necessary?	Y
▪	Fire Exits Open in Direction of Escape Where Necessary?	Y
▪	Avoidance of Sliding or Revolving Doors as Fire Exits Where Necessary?	N/A
▪	Satisfactory Means for Securing Exits?	Y

17.3	**If vertical evacuation is necessary (internal or external), are stairways suitable in size and width?**	Y

Reasonable Distances of Travel:

Where There Is a Single Direction of Travel?	Y
Where There Are Alternative Means of Escape?	N/A
Suitable Protection of Escape Routes?	Y
Suitable Fire Precautions for All Inner Rooms?	N/A
Escape Routes Unobstructed?	Y

17.4	Is it considered that the building is provided with reasonable arrangements for means of escape for disabled people?	N/A

Comments and Hazards observed:

- THERE ARE CURRENTLY NO DISABLED PEOPLE ON SITE, SHOULD ANY DISABLED PEOPLE ATTEND SITE THE LANDLORD MUST BE INFORMED AND A SUITABLE EVACUATION PLAN PUT IN PLACE

17.5	Are the people who live in the building aware of maintaining the safety of the escape routes by ensuring that fire doors are not wedged or held open?	**N**
17.6	**Are fire doors free from holes or damage?**	N
17.7	**Are fire doors provided with appropriate fire doors signs?**	Y
17.8	**Are fire door integrity/strips/seals and all door furniture adequately maintained?**	Y

18.0 MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

18.1	Is It Considered That There Is:	
▪	Compartmentation of A Reasonable Standard?	Y
▪	Reasonable Limitations of The Linings, Gaps in Walls, Ceilings and Floors, That May Promote Fire Spread?	Y
▪	As Far as Can Be Reasonably Ascertained, Fire Dampers Are Provided as Necessary to Protect Critical Means of Escape Against a Passage of Fire, Smoke and Combustion Products in The Early Stages of a Fire?	N/A

19.0 ESCAPE LIGHTING

19.1	Reasonable Standard of Emergency Escape Lighting System Provided?	**Y**

20.0 FIRE SAFETY SIGNS AND NOTICES

20.1	Reasonable Standard of Fire Safety Signs and Notices?	**Y**

21.0 MEANS OF GIVING WARNING IN CASE OF FIRE

21.1	Reasonable Manually Operated Electrical Fire Alarm Systems Provided*?	Y
21.2	Automatic Fire Detection Provided? (Smoke/Heat Detectors)	Y
21.3	Extent of Automatic Fire Detection Generally Appropriate for The Occupancy and Fire Risk?	Y
21.4	Remote Transmission of Alarm Signals? (Monitored/Key Holder)	N/A

22.0 MANUAL FIRE EXTINGUISHING APPLIANCES

22.1	Is There a Reasonable Provision of Portable Fire Extinguishers?	N/A
22.2	Are Hose Reels Provided?	N/A
22.3	Are All Fire Extinguishing Appliances Readily Accessible?	N/A

Comments and Hazards observed:

- WATER MIST FIRE EXTINGUISHER/FIRE BLANKET ARE REQUIRED FOR SMALL FIRES NEAR COOKING AREAS. HOWEVER, UNLESS A FIRE IS VERY SMALL, THE BEST ADVICE IS TO EVACUATE THE BUILDING TO A PLACE OF SAFETY AND CALL THE FIRE AND RESCUE SERVICE

23.0 RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

23.1	Type of System?	N/A

24.0 OTHER RELEVANT FIXED SYSTEMS

24.1	Suitable Provision of Fire-Fighters Switch For High Voltage Luminous Tube Signs, Etc.	N/A

MANAGEMENT OF FIRE SAFETY

25.0 PROCEDURES AND ARRANGEMENTS

25.1	Fire Safety Is Managed By*:	The Manager
25.2	Competent Person(S) Appointed to Assist in Undertaking the Preventative and Protective Measures (I.E. Relevant General Fire Precautions)?	Y

25.3	Is There a Suitable Record of The Fire Safety Arrangements?	Y

25.4	Appropriate Fire Procedures in Place?	Y
	More Specifically:	
▪	Are Procedures in The Event of Fire Appropriate and Properly Documented?	Y
▪	Are There Suitable Arrangements for Summoning the Fire and Rescue Service?	Y
▪	Are There Arrangements to Meet the Fire and Rescue Service on Arrival and Provide Information, Including That Relating to Hazards to Fire-Fighters?	Y
▪	Are There Suitable Arrangements for Ensuring That the Premises Have Been Evacuated?	Y
▪	Is There a Suitable Fire Assembly Point(S)?	Y
▪	Are There Adequate Procedures for Evacuation of Any Disabled People Who Are Likely to Be Present?	N/A

*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.

25.5	Persons Nominated and Trained to Use Fire Extinguishing Appliances?	N/A

Comments and Hazards observed:

- It is recommended that persons are aware of fire safety procedures, as above.

25.6	Persons Nominated and Trained to Assist with Evacuation, Including Evacuation of Disabled People?	N/A

25.7	Appropriate Liaison with Fire and Rescue Service (e.g. By Fire and Rescue Service Crews Visiting for Familiarization Visits)?	Y

25.8	Routine in-house inspections of fire precautions (e.g. during health and safety inspections)?	Y

26.0 TRAINING AND DRILLS

26.1	Are All Staff Given Adequate Fire Safety Instruction and Training on Induction?	N/A

26.2	Are All Staff Given Periodic "Refresher Training" At Suitable Intervals?	N/A

26.3	Staff Training Provided? Information, Instruction or Training on The Following:	
▪	Fire Risks in The Premises?	N/A
▪	The Fire Safety Measures in The Building?	N/A
▪	Action in The Event of Fire?	N/A
▪	Action on Hearing the Fire Alarm Signal?	N/A
▪	Method of Operation of Manual Call Points?	N/A
▪	Location and Use of Fire Extinguishers?	N/A
▪	Means for Summoning the Fire and Rescue Service?	N/A
▪	Identity of Persons Nominated to Assist with Evacuation?	N/A
▪	Identity of Persons Nominated to Use Fire Extinguishing Appliances?	N/A

Type your text

26.4	Are Staff with Special Responsibilities (e.g. Fire Wardens) Given Additional Training?	N/A

26.5	Are Fire Drills Carried Out at Appropriate Intervals?	N/A

26.6	When the Employees of Another Employer Work in The Premises:	
▪	Is Their Employer Given Appropriate Information (E.G. On Fire Risks and General Fire Precautions)?	N/A
▪	Is It Ensured That the Employees Are Provided with Adequate Instructions and Information?	N/A

Comments and Hazards observed:

- It is recommended that persons are aware of fire safety procedures, as above.

27.0 TESTING AND MAINTENANCE

27.1	Adequate Maintenance of The Premise?	Y
27.2	Weekly Testing and Periodic Servicing of Fire Detection and Alarm Systems?	Y
27.3	Monthly and Annual Testing Routines for Escape Lighting?	Y
27.4	Annual Maintenance of Fire Extinguishing Appliances?	**Y**
27.5	Periodic Inspection of External Escape Staircases and Gangways?	**Y**
27.6	Six Monthly Inspection and Annual Testing of Rising Mains?	N/A
27.7	Weekly Testing and Periodic Inspection of Sprinkler Installations?	N/A
27.8	Routine Checks of Final Exit Doors And/or Security Fastenings?	Y
27.9	Annual Inspection and Test of Lightning Protection System?	N/A

28.0 RECORDS

28.1	Appropriate Records Of:	
▪	Fire Drills?	X
▪	Fire Training?	X
▪	Fire Alarm Test?	Y
▪	Escape Lighting Tests?	Y
▪	Maintenance and Testing of Other Fire Protection Systems?	N/A

Comments and Hazards observed:

- It is recommended that records are kept in a Fire Safety Log Book
- It is recommended that persons are aware of fire safety procedures, as above.

FIRE RISK ASSESSMENT

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Potential Consequences Of Fire:	Slight Harm	Moderate Harm	Extreme Harm
Likelihood Of Fire:			
Low	Trivial Risk	Tolerable Risk	Moderate Risk
Medium	Tolerable Risk	Moderate Risk	Substantial Risk
High	Moderate Risk	Substantial Risk	Intolerable Risk

Type your text

Considering the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (probably ignition) at this building is:

MEDIUM

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire because 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.

Considering the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this risk assessment, it is considered that the consequence for life safety in the event of a fire would be:

SLIGHT HARM

In this context, definitions of the above terms are as follows:

Slight Harm:	Outbreak of fire unlikely to result in serious injury or death of any occupant (Other than occupants sleeping in the bedroom, in which the fire occurs).
Moderate Harm:	Outbreak of fire could result in injury of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme Harm:	Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at this building is:

Risk Level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there may be a need for consideration of 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 within a defined time. Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources may 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 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 section. The risk assessment should be reviewed periodically.

RISK RATING	PRIORITY
High	Immediate/As soon as practicable
Medium	Within 3 to 6 months
Low	Advisory

ACTION PLAN

It is considered that the following recommendations should be implemented to reduce fire risk to, or to maintain it at, the following level:

TOLERABLE

This section of the report identifies the necessary steps to be taken to reduce specific or inherent risks to a minimum and comply with the duties under the relevant fire safety legislation, British standards or best practice.

It is considered that the following recommendations should be implemented to reduce fire risk or to maintain it at a reasonable level.

REF NO	SIGNIFICANT HAZARDS	RISK RATING	TARGET DATE	COMPLETED BY & INITIALS
7.2	ENSURE ELECTRICAL INSTALLATION CONDITION REPORT (EICR) IS CARRIED OUT EVERY 5YRS ENSURE GAS APPLIANCES AND FLUES ARE MAINTAINED AND CHECKED ANNUALLY WITH CERTIFICATION	MEDIUM	ONGOING	
17.5	It is recommended that the fire doors are reviewed and checked on a regular basis	LOW	IMMEDIATE	
19.0	it is recommended that emergency lights are tested monthly	LOW	ONGOING	
20.1	It is recommended that the fire signage is reviewed regularly	LOW	ONGOING	
21.0	It is recommended the fire alarm is tested weekly	LOW	Medium	
26.5	It is recommended that Fire Drills are carried out periodically	LOW	ONGOING	
26.6	It is recommended that persons are aware of fire safety procedures, as above.	LOW	ONGOING	
28.1	It is recommended that records are kept in a Fire Safety Log Book	LOW	ONGOING	

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 THERE HAS BEEN SIGNIFICANT CHANGE IN THE MATTERS TO WHICH IT RELATES, OR IF A FIRE OCCURS.

STANDARDS/APPROVED CODES OF PRACTICES AND EUROPEAN NORMS

In this report, reference may be made to the Category of Automatic Fire Detection installed or recommended to be installed in premises. These categories are taken from BS 5839-1 and the coverage they entail is summarised below.

System documentation, including any purchase specification, tender document, design proposal, submission to enforcing authorities or insurers for approval and the certificate issued by the designers, installers or commissioners, should clearly identify the system category as well, and where appropriate the areas to be protected and any specific proposals for the type(s) of detector to be used.

Category M requires manual call points on all exits as well as corridors where persons are not expected to walk more than 45m to operate one.

Category L5 is designed for buildings that have a particular risk identified which warrants some special attention. For example, if there is an area of high risk which is considered worthy of having some automatic detection, but a manual system is also needed, then it will be termed as L5/M.

Category L4 provides detection within the escape routes only. All escape stairways, all corridors and any other areas that form part of the common escape routes. NOTE - Main access and egress stairways normally form part of escape routes and should be treated as escape stairways.

Category L3 covers the same areas as an L4 category and in addition all rooms leading onto the escape route. The reasoning behind this is to alert people of the danger prior to full smoke logging of the corridor, so they can escape safely.

Category L2 is a further enhancement of protection with all the areas covered by an L3 category, as well as all high-risk areas such as boiler rooms etc.

Category L1 provides further protection throughout all parts of the building, and also where property protection is the prime reason for the system.

For greater detail in the type, exact location and positioning of detectors as part of these systems; reference must be made to BS 5839-1.

STANDARD TERMS AND DEFINITIONS

FIRE RESISTING (FIRE RESISTANCE)

The ability of a component or construction of a building to satisfy, for a stated period of time, some or all of the appropriate criteria specified in the relevant British Standard.

INTUMESCENT STRIPS

A strip of material placed along the door edges (excluding the bottom edge), or frame, that will react to heat by expanding to form a seal to the passage of hot gases and flame.

SMOKE SEAL

A flexible strip of material (often used in conjunction with an intumescent strip) placed along the door edges or frame to limit the spread of cold smoke during the early stages of a fire.

SELF CLOSING DEVICE

A device which is capable of closing the door from any angle and against any latch fitted to the door. Rising butt hinges are not acceptable.

AUTOMATIC DOOR RELEASE

A device, linked to, (or operated by the sound of), the fire alarm system, that when fitted to a fire resisting self-closing door, enables it to be held open during normal working conditions.

EMERGENCY ESCAPE LIGHTING

That part of the emergency lighting system provided for use when the electricity supply to the normal lighting fails so as to ensure that the means of escape can be safely and effectively used at all times.

RISK ASSESSMENT

An organised appraisal of your work activities and workplace to enable you to identify potential fire hazards, and to decide who, (including employees and visitors), might be in danger in the event of fire. You will then evaluate the risks arising from the hazards and decide whether the existing fire precautions are adequate, or whether more needs to be done. It will be necessary for you to record your findings, (if you have more than five employees), and to review and revise when necessary.

RELEVANT STANDARDS AND GUIDANCE

The following standards will aid the management of fire safety on the premises:

Fire Safety Risk Assessment – Government Guidance Suites 1 to 12 (free to download from http://www.communities.gov.uk)

BS 5266, Emergency lighting

BS 5306 Fire extinguishing installations and equipment on premises

BS 5306-2 Fire extinguishing installations and equipment on premises - Part 2: Specification for sprinkler systems.

BS 5306-8 Fire extinguishing installations and equipment on premises - Part 8: Selection and installation of portable fire extinguishers - Code of practice.

BS 5499-4 Safety signs, including fire safety signs - Part 4: Code of practice for escape route signing.

BS 5588 (all parts), Fire precautions in the design, construction and use of buildings.

BS 5839-1 Fire detection and fire alarm systems for buildings - Part 1: Code of practice for system design, installation, commissioning and maintenance.

BS 5839-6 Fire detection and fire alarm systems for buildings - Part 6: Code of practice for the design, installation and maintenance of fire detection and fire alarm systems in dwellings.

BS 6651 Code of practice for protection of structures against lightning.

BS 7671 Requirements for electrical installations - IEE Wiring Regulations

BS 7974 Application of fire safety engineering principles to the design of buildings. BS 9999 Fire safety in design, management and use of buildings

BS 18004, Guide to achieving effective occupational health and safety performance

BS EN 12845, Fixed fire-fighting systems. Automatic sprinkler system. Design, installation and maintenance.

BS EN 62305 (all parts), Protection against lightning

BS EN ISO 13943 Fire safety – vocabulary