



FIRE RISK ASSESSMENTS

Why do I need a Fire Risk Assessment?

A Fire Risk Assessment is essential for several reasons:

Legal Compliance: In Scotland, Sections 53 (2) and 54 (2) of the Fire (Scotland) Act 2005 require that a risk assessment be carried out. Part II of the Fire Safety (Scotland) Regulations 2006 also makes requirements in relation to the risk assessment. Organisations are obliged to assess the fire risks within their premises and take appropriate measures to eliminate or mitigate those risks.

Fire Prevention and Safety: Assessments help identify potential fire hazards, such as faulty electrical equipment, flammable substances, blocked fire exits, inadequate fire protection systems, and more. By identifying these hazards, appropriate measures can be implemented to prevent fires from occurring in the first place, reducing the risk to people and property.

Insurance Requirements: A valid Fire Risk Assessment is often required by insurance companies. Insurance coverage may be contingent upon meeting specific fire safety requirements and regularly reviewing and updating the Assessment.

Business Continuity: Conducting a fire risk assessment helps to identify vulnerabilities and develop strategies to minimize the impact of a fire, ensuring business continuity.

Our Risk Assessor follows a 9-step process when carrying out a Fire Risk Assessment:

1. Information – Our assessor will gather information about the building including processes carried out, occupants of the building and any previous fires that may have occurred.



2. Hazards – It is important to identify fire hazards to determine the measures needed to eliminate or control each hazard.

3. Assessment – an assessment is made as to the *likelihood of fire*.

4. Protection measures – What are the physical fire protection measures that are in place?

5. Fire Safety Management – our assessor will determine relevant information about this.

6. Consequences to Occupants – our assessor will make a subjective assessment as to what the likely consequences to occupants would be in the event of a fire.

7. Assessment of the fire risk – our assessor will assess this along with a decision as to whether that risk is tolerable.

8. Action plan – a full action plan will be devised giving guidance on the steps recommended to ensure full compliance with current fire safety legislation.

9. Review – a date will be given to ensure the fire risk assessment is reviewed periodically.