



Fire Risk Management - Frequently Asked Questions

What is a fire risk assessment?

A fire risk assessment aims to identify potential fire hazards in and around a building and reduce the risk of those hazards. It can be used to implement precautions to ensure the safety of the people living or working on the premises.

Why do I need one?

Every year, people die or are injured as a result of fires at their place of work. Not only that, fire costs businesses millions of pounds in property damage, loss of business, compensation claims, fines and insurance. Many fires can be prevented by taking appropriate precautions in the first place. The fire risk assessment will make recommendations to highlight and minimize the potential harmful effects of the fire.

Do I have to have a fire risk assessment by law?

Yes. Across the UK, rules were introduced in October 2006 that replaced most existing fire legislation, with an emphasis on fire prevention and risk reduction. The regulations apply to all non-domestic premises and require anyone with control of said premises to take measures to reduce risk and provide safe escape routes for anyone using the building.

What's involved in a fire risk assessment?

The responsible person should identify any fire hazards, for example sources of fuel and sources of ignition. Next they must identify people at risk - people who work in close proximity of hazards, the elderly or disabled and so on. Then the responsible person must evaluate the risk and either remove it or reduce it. Once the risk has been reduced as much

as possible, fire safety measures must be provided for any risk not completely removed. The risk assessment must be regularly reviewed and changes made where necessary. As a minimum the fire risk assessment must be renewed on an annual basis.

Who is responsible for the fire risk assessment?

All non-domestic premises should have a legally designated 'responsible person' who must arrange for a risk assessment, identify any possible fire risks and deal with them. The responsible person can be the owner of the business, or the owner of the building.

What if I don't have time to deal with this personally?

If, as the business owner, you don't have time to oversee the assessment personally, and you don't wish to give the job to one of your staff, that's where Core can come in. The law recognizes that small and medium-sized businesses may not have the resources to commit an employee to the work, and therefore allows for the use of professional external assessors. We can send a qualified fire risk assessor to your premises to take care of everything for you.

Once Core has done my assessment, will I be fully covered under the law?

Yes - we will supply you with a Fire Risk Assessment Report that you can use to demonstrate your compliance. However, there may still be remedial works that you need to carry out so that all risks have been suitably addressed.

Does a domestic block of flats / or similar, need a fire risk assessment?

The residential dwellings / units do not need to be assessed, however all communal areas within a block of flats must be assessed. This means for example a flat within a building does not need to be assessed but all the communal areas within the building (e.g. stairwell, corridor, plant room) would need to be assessed and do require a fire risk assessment.