

Fire Risk Assessments

for Blocks of Flats

It is a legal requirement for Fire Risk Assessments to be carried out under the Regulator Reform (Fire Safety) Order 2005 (FSO). The legislation is in place to prevent fire and reduce the risk of loss of life.

In a block of flats, the Fire Risk Assessments should include the common areas such as communal hallways and doors including entry and exit doors, corridors and stairways. It is not a requirement for the management company / residents association to carry out a Fire Risk Assessment on the individual flats apart from the individual flat doors.

KEY POINTS

- The Fire Risk Assessment should be carried out by a competent and responsible person with sufficient training, experience and knowledge. A responsible person is a person who has primary responsibility for the premises. This could include owners of the premises or a manager of a building.
- The FSO requires that Fire Risk Assessments should be reviewed regularly and when circumstances change, i.e. material alterations, widespread change in the type of residents occupying the block and when there is a reason to suspect that the original assessment is no longer valid i.e. after a fire.
- A Fire Risk Assessment is required by legislation – it evaluates the risk to people's lives.
- It is normally only necessary to consider the common parts to satisfy the FSO
- If a landlord has concerns regarding the risk to residents within their flats, the Fire Risk Assessment may extend to the flats themselves.
- There should be documented evidence of all assessments carried out and should be readily available to view. (The report should be reviewed and approved by the directors and any actions agreed to be undertaken should be re-documented and followed up).

THE PURPOSE OF A FIRE RISK ASSESSMENT

- To identify fire hazards which could cause death or injury
- To determine what measures are in place and what extra precautions need to be taken to make the building safe
- It helps to provide property owners with recommendations for ongoing reviews and changes required

THE PURPOSE OF A FIRE RISK ASSESSMENT

Although there is no fixed period for reviewing a Fire Risk Assessment, it has become standard practice to review the fire risk on an annual basis, but recommended at least every 3 years.



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COMMITTED TO THE HIGHEST STANDARDS

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