



FIRE SAFETY SERVICES

**Competent, BAFE SP205 accredited,
Fire Safety Consultants**

About PB Safety

PB Safety Consultancy Ltd have the expertise and competence to help you achieve and ensure compliance, enhance the safety of your premises or optimise your existing fire safety provisions. We understand that a pragmatic approach fire safety is paramount to organisations and Responsible Persons aiming to provide a safe environment, whilst balancing financial, legal and organisational requirements.

We also know that often it is difficult to wade through the compliance and regulations and know just what relates to you and your premises. Let alone, how often things needed to be done and by whom, and what the consequences could be to you and your organisation.

Why do you need us?

It is simple really... Failure to fulfil your legal obligations to ensure the safety of individuals in the event of a fire can result in enforcement action, including fines and custodial sentences.

Fire safety in England and Wales is governed by the Regulatory Reform (Fire Safety) Order 2005. You may have heard it referred to as the Fire Safety Order. This order came into force in 2006 and applies to most buildings, except single private dwellings. The Responsible Person must ensure that a competent person is appointed to assist them with managing fire safety, starting with a Fire Risk Assessment.

Following the Grenfell tragedy, new legislation has been introduced, aimed at improving building fire safety. This includes:

- The Building Safety Act 2021
- The Fire Safety (England) Regulations 2022
- Fire Safety Act 2021
- Amendments to the Fire Safety Order

A common misconception is that these new legislations only apply to high rise residential buildings; whilst there is a significant amount of change for these buildings, there are requirements for all buildings.

PB Safety Consultancy Ltd can decode the legislation for you, making compliance simple.

So, in the following content we have provided a simplified run down of how; the Fire Safety legislation could relate to you and your buildings, what they cover, the services we can support you with, and what we deliver for each of those services.

If you are interested in talking to us more about supporting you with your Fire Safety responsibilities then please do get in contact.

Email - Info@pbsafety.org or call - 01234 965225

Are you the Responsible Person?

You are the Responsible Person (RP) if you are the owner, occupier or an employer that occupies a building. The RP is not always an individual, it may be an organisation. A high-rise residential building will also have an accountable person (AP), who has additional responsibilities.

As the RP you must ensure that suitable and sufficient fire safety precautions are implemented, managed and monitored. The best place to start is by appointing a competent person to assist with fulfilling your duties under the fire safety order, which includes appointing a competent person to carry out the fire risk assessment.

PB Safety Consultancy can assist the RP with:

- ✓ Fire Risk Assessment
- ✓ Fire Safety Management Procedures
- ✓ Emergency Evacuation Plans
- ✓ Digital or Paper-based Fire Safety Management Systems
- ✓ Installation and Maintenance of Fire Precautions
- ✓ Fire Door Inspections
- ✓ Fire Safety Training

Fire Safety Management Procedures

The Fire Safety Order requires that the RP manages fire safety within their premises and documents how this will be achieved. You must plan, manage, monitor and review your fire safety procedures.

The Responsible Person should Plan fire safety protective and preventative measures using the outcomes of the fire risk assessment and document to produce a fire safety management policy and procedures document. You should state how you will manage the provision of information and training to relevant persons, protective and preventative measures,

Evacuation plans and emergency procedures, Maintenance, testing and inspection of your fire safety measures, Measures for vulnerable persons, and a system for the monitoring and review of your fire safety procedures. Detail how you will monitor your fire safety arrangements and how often and by what means you will Review the effectiveness of your arrangements. Fire Risk Assessment is intrinsic to this process.

PB Safety can visit your premises and write a detailed, effective and specific procedures document on your behalf.

Emergency Evacuation Plans

The RP must plan how to execute an effective and safe emergency evacuation in the event of a fire. This document consists of a site plan and a written procedure that plans what people should do in an emergency, including: raising the alarm, contacting emergency services, exit routes, muster points, assisting occupants to evacuate, accounting for missing persons, and other aspects of an emergency evacuation. In a more complex building, you may need assistance with producing your plan.

Fire Plans & Premises Safety Information Boxes

If you are responsible for a multi-occupied residential premises, you will need to plans of your premises, which show the fire safety provisions, such as risers, portable fire fighting equipment, and final exits. You may also require a premises safety information box. There are specific contents that are required to assist the fire and rescue service. We can provide these facilities for your premises.

Fire strategy & Design

Buildings under refurbishment, extension or construction are required to comply with Building Regulations. If you are working on a project where you must comply with the Building Regulation, you should take competent advice on how to incorporate fire safety guidance, such as Approved Document B, BS9999 or BS999, in order to fulfil requirements B1-B5 of the Building Regs.

A fire consultant can review your designs and provide you with a fire strategy report on how to achieve compliance. We can work with your architect to reach solutions that comply, are safe and consider cost implications. Should your designs be complex, we can facilitate a fire engineered solution.



Fire Risk Assessments

Our fire safety specialists can assist the Responsible Person with their fire risk assessments (FRA) in many premises' types. We are third party accredited to BAFF SP205 to carry out life safety fire risk assessments, so you can be assured of competence

A comprehensive FRA will assess the premises and its management, considering means of escape, spread of smoke and fire, sources of ignition, combustion and oxygen, means of warning, emergency procedures, fire safety management, training and information, maintenance and record keeping.

You'll be provided with a detailed report highlighting what action you need to take to achieve compliance and enhance life safety within your premises. If requested, we can also consider property protection.

Residential/Sleeping Accommodation

We assist with FRAs in residential premises, including:

- High rise residential - over 18m
- Residential flats, HMOs
- Hotels, paying guest accommodation
- Student accommodation
- Specialised housing (extra care, assisted living, later living, sheltered housing).
- Private care homes

There are four types of Residential FRA:

- Type 1** - Non-intrusive, common parts only
- Type 2** - Intrusive, common parts only
- Type 3** - Non-intrusive common parts and flats
- Type 4** - Intrusive, common parts and flats

Commercial

We carry out Commercial Premises FRAs, covering building uses such as:

- Shops & offices
- Warehouses & factories
- Logistics
- Restaurants & pubs

Other

- Schools
- Construction sites
- Sports grounds
- Licensed premises

Contact us today for a fire risk assessment quote!



Our FRA Process

A Fire Risk Assessment, with our BAFE SP205 Life Safety Fire Risk Assessment accredited organisation, follows a straight forward process:



Consultation

Schedule a complimentary initial consultation with one of our specialists, dedicated to comprehending your role, responsibilities, your building, its occupants and your organisational needs. By gaining insight into your requirements, we will craft a tailored scope of works outlining the optimal solution for you.



Scheduling

Once we've reached an agreement on requirements and costs, we'll schedule the FRA, assign a dedicated point of contact for direct communication and establish agreed upon time lines. You'll be issued with a scope of works and provided details of the assessment and any required documents.



Assessment

The assessor meets the client on-site and reviews fire safety paperwork together. Subsequently, the assessor conducts a visual inspection of all areas under the client's responsibility, documenting findings with notes and photographs. Throughout the process, the client is encouraged to ask any questions they may have.



Compliance

The assessor compiles and submits the report for review by our internal validators for technical quality control. The validator will issue the report along with a BAFE Certificate of Conformity to demonstrate that the report has achieved the standards required under BAFE SP205 Life Safety Fire Risk Assessment scheme. Upon receipt of the report, the Responsible Person (RP) carefully reviews the report and the provided action plan. The RP should address the actions outlined in the report, in order to achieve compliance and reduce the overall risk from fire within their building.

Installation & Maintenance of Fire Safety Precautions

Fire safety equipment is crucial for safeguarding individuals and properties. A maintenance plan is essential and a requirement of the Fire Safety Order. Neglecting maintenance could mean the difference between readiness and disaster during emergencies. Regular planned maintenance helps identify and replace worn or outdated components and ensures faulty equipment is replaced before failure. PB Safety can assist with carrying out your routine maintenance and with methods of recording the results of your inspections.

Fire Door Maintenance & Inspections

Fire door surveys are a robust fire protection measure which is an integral part of any fire maintenance and fire safety system in any building. Fire doors help slow down the spread of fire and smoke through a building. They not only protect lives, but also protect the property and any neighbouring buildings.

Fire doors only work, however, if they are properly installed and maintained. Fire Door Inspections are integral to maintaining fire compartmentalisation within any building in order to prevent fire and smoke spread

PB Safety can facilitate fire door maintenance and inspections within commercial, residential and many other premises types.

Formal Installation, maintenance, testing and inspection packages

- ✓ Compartmentalisation and fire stopping surveys
- ✓ Fire door inspection
- ✓ Fire Extinguishers supply, commission & service
- ✓ Fire Blankets supply, commission & service
- ✓ Dry and wet risers service
- ✓ Emergency Lighting maintenance & testing
- ✓ Automatic Fire Detection and Alarms installation, maintenance & testing
- ✓ Private Hydrant maintenance and testing

Routine Fire Door Checks

The Fire Safety (England) Regulations 2022 set a duty to Responsible persons for multi-occupied residential buildings in England with storeys over 11 metres in height to:

1. Undertake quarterly checks of all fire doors (including self-closing devices) in the common parts
2. Undertake – on a best endeavour basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building's common parts

Whilst these can be carried out by the RP, we can alleviate the pressure by carrying out these surveys for you



Fire Training

Online Training

Our online IOSH-approved fire safety courses offer in-depth fire safety training to organisations of all sizes.

These comprehensive fire safety courses train employees to minimise and control fire risks safely. Learn essential topics such as fire awareness, fire extinguisher training and fire warden.

Fire Awareness Online

Our Fire Awareness Training course aids with compliance towards current fire safety legislation. The course is IOSH Approved & CPD Accredited to give you a quality assurance of our course.

Fire Warden Online

The Fire Warden & Marshal Training course gives the user all the information they need to carry out a Warden or Marshal role. This provides Fire Wardens with an essential understanding of fire safety in the workplace.

Fire Extinguisher Online

The Fire Extinguisher Training course has been designed to help the user understand how to put out a small fire and teach them which type of extinguisher is appropriate for each situation.

Tailored In-House Training - Face-To-Face

We appreciate that online training isn't always the best solution for all organisations; Our in-house fire safety trainer can attend your premises to carry out training to suit your needs, including:

- ✔ Practical fire extinguisher training
- ✔ In person Fire Warden training
- ✔ In person fire awareness training
- ✔ Observed fire drills, complete with a report to test and report of the effectiveness of your emergency procedures





Tailored Fire Safety Solutions for Your Peace of Mind

CONTACT US TODAY

Call 01234 965225

Email info@pbsafety.org

Or to find out more visit
www.pbsafety.org/fire-safety