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Fire Risk Assessment & Legal Compliance Guide 2026 Edition

Are You Legally Compliant with 2026 UK Fire Safety Laws?

If you own, manage, lease, or operate commercial property or multi-occupied residential premises in England & Wales, UK law names you the Responsible Person. Failing to maintain a valid, written Fire Risk Assessment (FRA) conducted by a competent assessor leaves your organisation severely exposed:

- Formal Enforcement & Prohibition Notices from Fire & Rescue Services
- Unlimited Financial Penalties & Personal Corporate Prosecution
- Instant Invalidation of Building Property Insurance

Why Partner with London Fire Surveys Ltd?

We eliminate the friction and stress of corporate compliance through four core operational pillars:

- 1. Defensible Legal Shield:** Our Level 4 Accredited Assessors deliver exhaustive, audit-ready reports engineered to withstand strict Fire & Rescue Service, mortgage, and insurer scrutiny.
- 2. Dynamic Digital Compliance Portal:** Log, track, and update remedial actions digitally in real time to give enforcement officers instant proof of your proactive safety management.
- 3. Continuous Expert Support:** We provide ongoing access to qualified fire safety specialists to answer questions and systematically lower your risk profile.
- 4. Guaranteed Review Discounts:** We lock in discounted rates on mandatory annual reviews to keep your properties permanently compliant for less.



How the Law Impacts Your Property Portfolio:

The primary fire safety law in England and Wales centres on the **Regulatory Reform (Fire Safety) Order 2005 (FSO)**. Compliance is a strict statutory duty. This framework is reinforced by three major pieces of legislation, which expand the required scope, depth, and documentation of a valid building inspection:

Legislation	Core Impact on the Responsible Person (RP)
Fire Safety Act 2021	Mandates that the FRA must explicitly evaluate the building's structure, external wall systems (cladding, balconies, windows), and flat entrance doors opening into communal areas.
Fire Safety (England) Regulations 2022	Requires precise asset tracking, routine inspections of fire doors and lifts, and digital sharing of floor plans and wall designs with local Fire and Rescue Services.
Building Safety Act 2022 (Section 156)	Overhauls accountability. It makes recording the complete FRA and the identity/competence of the assessor a legal requirement, while mandating that findings be shared with residents.

These legislative standards impose stringent management, recording, and reporting duties on the designated Responsible Person.

Your Statutory Responsibilities:

- **Commission a Suitable and Sufficient FRA:** Appoint a competent professional to evaluate your premises under the Regulatory Reform (Fire Safety) Order 2005.
- **Document and Record Findings:** Maintain a permanent, accessible record of all identified hazards, structural vulnerabilities, and preventative safety measures.
- **Remediate and Track Actions:** Address all highlighted safety gaps within specified timescales and document completed actions to prove continuous compliance.

Where the Law Applies & First Steps:

The FSO applies to all non-domestic premises, structures, and open spaces.

Commercial & Retail

- Offices and high-street shops
- Shopping centres and retail parks
- Factories and industrial warehouses
- Gyms and places of assembly

Multi-Occupied Residential

- Communal internal areas and external structures of buildings with 2+ dwellings.
- *Note: Includes front flat entrance doors opening into common parts*
- Blocks of purpose-built flats and converted houses.
- Houses in Multiple Occupation (HMOs)
- Local Authority Landlord licensed premises, Additional, Selective, Mandatory.

Healthcare & Community

- Assisted living facilities and residential care homes.
- Medical clinics, surgeries, and hospitals
- Places of worship and community halls

The 5-Step Assessment Methodology (FRA)

Our accredited risk assessors follow the strict statutory 5-step framework outlined by UK fire safety standards:

1. **Identify Fire Hazards:** Locate potential ignition points (faulty plant rooms, overloaded circuits) and fuel sources (cladding, waste, tenant storage).
2. **Identify People at Risk:** Evaluate vulnerable groups including children, elderly tenants, night-shift staff, and persons with mobility or sensory impairments.
3. **Evaluate, Remove, and Reduce Risks:** Clear escape routes, install landlord-controlled detection, and ensure 30- or 60-minute fire door integrity.
4. **Record Findings, Plan, and Train:** Log all structural data, draft custom emergency evacuation plans, and deliver fire safety instructions to occupants.

5. **Review and Update Regularly:** Re-evaluate every 12 months as standard best practice, or immediately following tenant transitions, building modifications, or structural layout shifts.

Why 'Cheap' Checklist Assessments Cost More:

When protecting your business, assets, and life safety, a low-cost "checklist" assessment can cost more in the long run.

Feature / Protection	Cheap Checklist Competitor	London Fire Surveys Ltd
Assessor Qualification	Often unaccredited	Level 4 Accredited Specialist
Insurance Validation	Minimal; may leave you exposed	Full Indemnity & Public Liability Insurance Cover
Post-Assessment Tracking	Static, unchangeable paper/PDF copy	Interactive Digital Compliance Portal
Ongoing Support	None	Continuous Support Included

Take Control of Your Compliance Today

Because every building carries a distinct structural and occupational risk profile, fire safety requires precise, accredited expertise. Safeguard your personnel, residents, physical assets, and corporate liabilities against severe statutory breaches and direct legal enforcement.

Our accredited team is ready to assist you in securing your premises under current mandates. Contact us today to schedule your professional assessment or to discuss your fire safety requirements:

- **Call Us:** 0203 633 4834
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- **Visit Us:** www.londonfiresurveys.co.uk

Appendix: Technical Reference Standards

1. Automatic Fire Detection (AFD) (BS 5839)

Selecting the correct sensor technology layout prevents false alarms while optimizing life safety profiles:

- **Red Break Glass Units:** Positioned at exits, landings, and high-risk zones for manual activation.
- **Optical Smoke Detectors:** Best for circulation spaces, bedrooms, and offices; highly sensitive to slow-smouldering fires.
- **Fixed Temperature Heat Detectors:** Triggers strictly at 58°C; mandatory for kitchens and boiler rooms to eliminate steam/grease false alarms.
- **Rate-of-Rise Heat Detectors:** Activates via rapid temperature spikes; ideal for commercial garages or dusty storage zones.
- **Multi-Sensors:** Combines optical and thermal elements to drastically minimise false alarms in high-protection zones.

BS 5839-6 System Grades & Categories:

- **Grade A Systems (Panel-Based):** Best applied to commercial premises and large communal residential blocks. Requires a weekly user test of a rotating call point and a 6-monthly professional inspection by a competent engineer.
- **Grade D / F Systems (Mains/Battery Interlinked):** Best applied to individual domestic units, HMOs, and residential dwellings. Requires a monthly user button test, a weekly circuit continuity test, and monthly dust inspections.

2. Fire Doors & Compartmentation

Fire doors are critical structural barriers. If fitted by non-specialists or installed without certified fire-safe components (letterboxes, glazing, intumescent seals), a door can fail structurally in under 5 minutes.

- **FD30S / FD60S:** Timber doors engineered to withstand fire for 30 or 60 minutes, fitted with mandatory cold-smoke seals.
- **The Frame Trap:** Fitting a certified new door into an uncertified existing frame instantly downgrades the system to "Nominal" status.

- **Final Fire Exit Doors:** External doors do not need to be fire-rated but must open outwards seamlessly in the direction of evacuation traffic flow without keys, utilising thumb-turns, panic bars, or push pads. They must never be blocked or obstructed.

3. Firefighting Equipment (Extinguishers)

- **Commercial Rule:** Must be positioned on escape paths near exits with a maximum travel distance to any unit of 30 metres. Dedicated CO₂ units must be placed next to electrical servers and print pools, requiring annual professional servicing.
- **Residential Communal Rule:** Current UK guidance discourages portable extinguishers in communal areas. Leaving a flat to find an extinguisher leaves doors open, failing compartmentation and flooding escape routes with toxic smoke.
- **HMO Kitchen Rule:** A certified fire blanket is a mandatory structural requirement securely mounted away from cooking surfaces.

4. Actionable Emergency Action Plans

- **Commercial Fire Action Plan:** Must be a written document taking account of your FRA findings, nominating and training specific staff as Fire Wardens/Marshals. It outlines clear protocols for alarm activation, fire brigade communication, and managing Personal Emergency Evacuation Plans (PEEPs).
- **Residential Fire Action Plan:** A strict statutory requirement to provide residents of all multi-occupied buildings (2+ premises with common parts) with clear fire safety instructions. It must be displayed prominently in communal lobbies, handed to new residents upon move-in, and re-provided to all residents annually.

Disclaimer: This document serves as an educational compliance guide. Absolute statutory compliance requires a comprehensive, site-specific assessment conducted by an accredited professional.