



West Yorkshire
Fire & Rescue Service

OSCN01

Ref: 26557

Date: 18 November 2025

Kirklees Council
By Email

West Yorkshire Fire & Rescue Service

Fire Protection
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Officer dealing: Kate Ellis

Dear Sir/Madam

Fire Safety – The Regulatory Reform (Fire Safety) Order 2005
Premises: 27 Market Place, Huddersfield, HD1 2AD

I refer to the Building Regulations application received on 5 November 2025, reference number 2025/01641 under the above Regulations.

I enclose the following information in accordance with the Building Regulations and Fire Safety Procedural Guidance:

- Section 1 – Matters which may have to be complied with under the Regulatory Reform (Fire Safety) Order 2005, when the building is occupied.
- Section 2 – Matters which may have to be complied with to meet other fire safety legislation.
- Section 3 – General recommendations concerning fire precautions and advisory comments.
- Section 4 – Observations in relation to Building Regulations.

Please contact me if you require any further information or advice.

Yours faithfully

Kate Ellis
Authorised Fire Safety Inspecting Officer
On behalf of, and duly appointed by the West Yorkshire Fire & Rescue Authority

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WEST YORKSHIRE FIRE & RESCUE AUTHORITY

FIRE SAFETY – THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Ref: 26557

27 Market Place, Huddersfield, HD1 2AD

Plan Reference number
Location Plan (200) 01 A Ground Floor

Section 1 – Matters which may have to be complied with under the Regulatory Reform (Fire Safety) Order 2005

- It should be ensured that the exit capacity is sufficient for the potential occupancy numbers.
- All doors on escape routes should open in the direction of escape and ideally be fitted with a safety vision panel. This is particularly important if more than 60 people use them or they provide an exit from an area of high fire risk.
- Work by contractors should be closely controlled so that the existing means of escape provisions are not prejudiced.
- The Regulatory Reform (Fire Safety) Order 2005 requires the Responsible Person to make a 'suitable and sufficient' assessment of the risks from fire in the premises and how they affect the safety of relevant persons who may be affected by their undertaking. As a result, a fire risk assessment is required, or the existing fire risk assessment requires review, on completion of the proposals.
- The fire detection and alarm system should meet the requirements of BS5839-1
 - Once installed, a suitable system is put into place to ensure that the fire alarm system is tested and maintained in accordance with the British Standard current at the time. A record of the testing and maintenance should be made for inspection as necessary. A number of suitably trained staff must be nominated for this purpose.
- Emergency lighting should be provided in accordance with BS5266 and be such that when in operation the illumination given off is sufficient to enable persons frequenting the premises to see their way out without the aid of the general lighting and to illuminate all exit notices provided. The emergency lighting should operate on a local sub circuit failure of the normal lighting.
 - Once installed, a suitable system is put into place to ensure that the emergency lighting system is tested and maintained in accordance with the British Standard current at the time. A record of the testing and maintenance should be made for inspection as necessary. A number of suitably trained staff must be nominated for this purpose.
- Exits and exit routes in the premises, other than ones normally used for the main access/egress, should be clearly marked with fire exit signs which should be easily visible so that occupants can readily see where the exits are and where to go in an emergency. Directional signs indicating routes leading to fire exits should be provided

where necessary. All the signs should be clearly illuminated by natural or artificial lighting at all material times.

- All exit doors should be maintained to be capable of being opened easily and immediately from the inside when required. Appropriate fastenings for use by the public are push bars or push pads; handles requiring a turning action should not be fitted. If the door has to be kept fastened whilst persons are on the premises the fastening should be by means of a panic latch or panic bar (or similar) so that the door can be readily opened by pressure applied by persons within.
- Any doors on the escape routes should not require the use of a key, card, scanner, code or similar system, for persons to exit the premises in the event of a fire.
- Any magnetic or auto-mechanical locks fitted to doors which are required for escape purposes should be capable of being released in an emergency and failsafe unlocked.

Where it is necessary to connect such devices to the fire alarm the recommendations of BS7273-4 should be followed.

- Note: There are certain scenarios where it is not deemed necessary to follow the recommendations of BS7273-4 in their entirety. Typical examples would be: Psychiatric care, places of lawful detention, premises requiring particularly high levels of security. Any deviations should be rigorously justified by a fire risk assessment and robust alternative measures would be required.
- A clear and unobstructed route leading from each fire exit to a place of safety outside the premises should be provided and maintained available for use at all material times.
- The Regulatory Reform (Fire Safety) Order 2005 requires, in almost all premises, the provision of appropriate firefighting equipment where the risk is more than trivial. The level of that provision should be subject to an individual risk assessment carried out by the responsible person for the premises. Further guidance to assist the responsible person can be found in the gov.uk website which can be accessed via the following link:
<https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>
- This Authority expects the 'responsible person' to have considered the fire escape needs of all people in, or likely to be in, their premises. Their risk assessment should demonstrate that, as far as is reasonably practicable, consideration has been given to the needs of disabled people. Specific advice can be found in the Communities and Local Government publication 'Fire Safety Risk Assessment – Means of Escape for Disabled People'. Available to download free of charge from:
<https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-and-evacuation-plans>
- This report has been prepared without a site visit or consultation with the representatives of the premises and is based upon the information given on the plans only. Further fire precautionary work may be required if there are unsatisfactory features within the premises not shown on the plans.

Section 2 – Matters which may have to be complied with to meet other fire safety legislation

- The Fire Authority has no comments to make

Section 3 – General recommendations concerning fire precautions and advisory comments

- If relevant to the works being carried out as part of this application, any wiring shall have fire resisting supports as required by BS 7671:2018 (IET Wiring Regulations 18th Edition).

Section 4 – Observations in relation to Building Regulations

- Your comments have been noted and would be supported, The Fire Authority has no additional comments to make

Kate Ellis

Authorised Fire Safety Inspecting Officer

On behalf of, and duly appointed by the West Yorkshire Fire & Rescue Authority