Fire Risk Assessment



393 Bradford Road

Huddersfield

HD2 2QY

16/10/2025

Joel higgins

Life Safety Fire Risk Assessment Certificate of Conformity

This certificate is issued by the organization named in part 1 of the schedule in respect of the fire risk assessment provided for the person(s) or Organization named in Part 2 of the schedule at the premises and / or part of the premises in Part 3 of the Schedule.
Schedule

Part 1a	**Fire Risk one**
Part 1b	
Part 2	Syed Komali Zaidi
Part3a	**393 Bradford Road** **Huddersfield** **HD2 2QY**
Part3b	**The Residential house**
Part 4	**This risk assessment is concerned with requirements of current building regulations and fire safety guidance**
Part 5	**Assessment date 16/102025**
Part 6	**Proposed review date 16/10/2025**
Part 7	**655665**

Signed for and on behalf of the issuing Certificated Organisation.

Signed by

16/10/2025

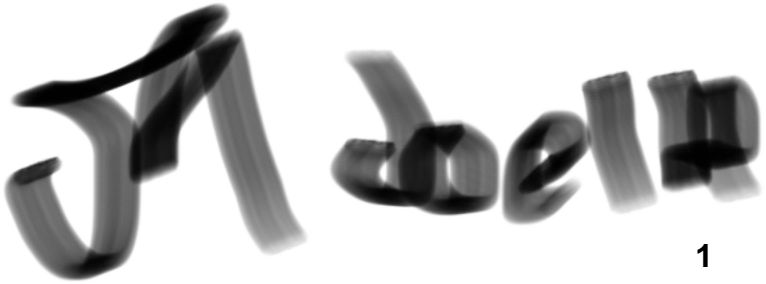


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Quality Assurance

Rev	Description	Date	Created by	Reviewed by
1	Fire Risk Assessment	16/10/2025	Joel Higgins	

General Information –

Client Details

Client Name / Company	Syed Komali Zaidi

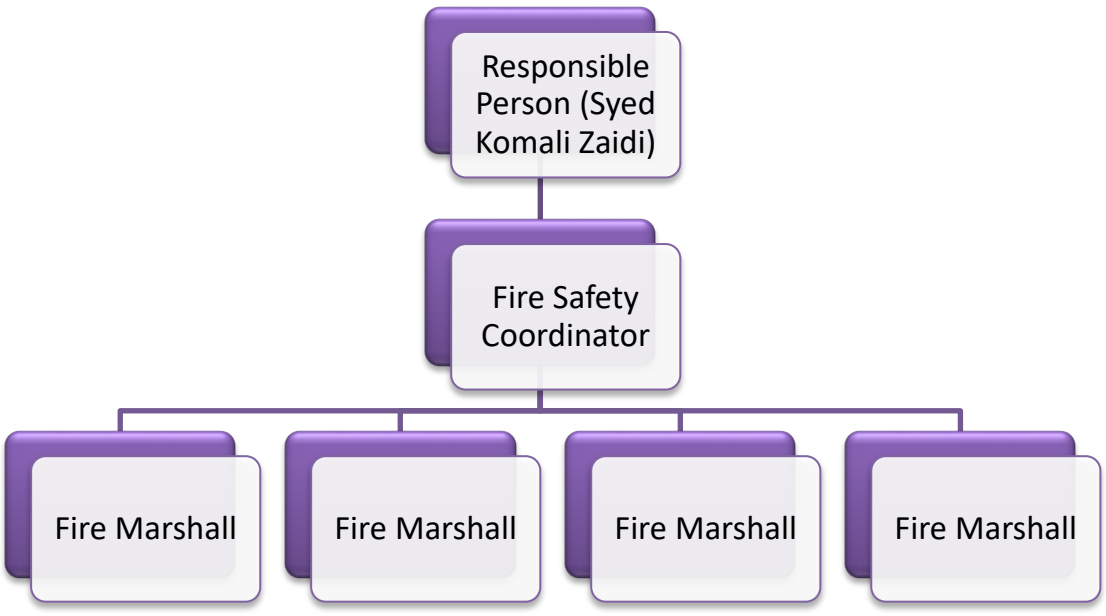
Property Details

Business Name	
Address	**393 Bradford Road**
Town	**Huddersfield**
County	
Postcode	**HD2 2QY**

Responsible Person Details

Responsible Person	Syed Komali Zaidi
Person Responsible for Fire Safety	Syed Komali Zaidi
Role	
Contact Details	
Competent Person for Corrective and Preventative Actions (CAPA)	Syed Komali Zaidi
Person(s) providing Information	Syed Komali Zaidi

Fire Safety Management Structure (insert names into text boxes)



Terms and conditions

Fire Risk Reports has assessed the risk of fire within your premises to ensure legislative compliance and safety of relevant persons. The ownership and implementation of the significant findings lies with the *"responsible person".*

The submission of this report constitutes neither a warranty of future results by Fire Risk Reports nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information

In addition, ducts/voids or similarly enclosed areas where opening-up works would cause damage to the existing fixtures and finishes have not been inspected, fitted carpets, furniture and heavy objects have not been lifted or moved. The risk assessment does not include specialist tests or detailed inspection of the heating, hot and cold-water appliances, gas, electrical appliances, drainage, fire alarm and smoke detection or other services as this does not form part of our brief.

CLIENT ACCEPTANCE

I hereby accept this Fire Risk Assessment in accordance with the terms and conditions above

NAME (PLEASE PRINT)	
SIGNATURE	
DATE	
POSITION IN ORGANISATION	

NAME OF ASSESSOR(PLEASE PRINT)	**Joel Higgins**
SIGNATURE	
DATE	**16/10/25**

The Building Structure

General description	The building is a 3 storey end terrace house. There is a front and rear doors for entry exit. There is a front drive and rear garden. There is a lower basment thats non used a habitle room.
Approximate floor area	Approximately 180 sqm
Details of construction	The property is brick cavity wall with suspended timber floors at ceiling
Occupancy	The property is a residential dwelling

Maximum number of floors	2
Number of staircases	1
Number of passenger lifts	0
Number of fire lifts	0
Number of goods lifts	0
Escalators	0
Other	1 x basement 1 x ground floor 1 x first floor

The Occupants

Relevant Persons

Maximum number of persons in building	n/a
Maximum number of employees at one time	n/a
Maximum number of members of the public	n/a

Occupants at special risk

Sleeping occupants	24/7 365
Disabled occupants	Non reported at the time of assessment
Occupants in remote areas	Non reported at the time of assessment

History of Fires?

Has there been any history of fires on the premises?	None reported to assessor

Fire Risk Assessment

This assessment has been produced in line with the statutory demands of the Regulatory Reform (Fire Safety) Order 2005 and associated legislation. The aims and objectives are to provide the

responsible person with the details of existing fire prevention and protection provisions within the premises and highlight areas where improvements can be made to provide a safe working environment.

The overall objectives are to ensure:

- Life safety for staff, employees, general public, and fire service personnel.
- Protection of the building and assets of the company, including insurance requirements – a fire can cause extensive damage to property, both through the effects of fire and smoke and during extinguishing operations.
- Effective provision for ensuring minimal business interruption following a fire.

Article 9 of the Regulatory reform (Fire Safety) Order 2005 requires all Fire Risk Assessments to be reviewed by a competent person regularly to ensure that it is kept up to date and particularly if:

- There is reason to suspect that it is no longer valid.
- The nature of your work has changed.
- You are engaged in any new activities that could be considered to be a fire risk since the Fire Risk Assessment was first produced.
- There been any material alterations to your premises both internal and external.
- Your user group has changed

The Chief Fire Officers Association (CFOA) definition of - Regularly – is generally accepted to be every 12 months.

Five steps of a Fire Risk Assessment

STEP 1

IDENTIFY THE FIRE HAZARDS

To identify the hazards within the premise, we have used our knowledge and experience to identify sources of ignition, fuel and work processes present. The hazards and actions required are detailed in the significant findings.

STEP 2

IDENTIFY THE LOCATION OF PEOPLE AT SIGNIFICANT RISK IN CASE OF FIRE

The types of people at risk in your premises are employees, members of the public and any contractors that may be employed on the premises.

STEP 3

EVALUATE THE RISKS

All risks have been evaluated at the time and date of inspection. This is not to say that a risk may present itself after the risk assessment was carried out. Step 5 will cover this should a risk present itself. Future risks will then be re-evaluated.

STEP 4

RECORD THE FINDINGS AND ACTIONS TAKEN

All finding have now been recorded and the actions to be taken can be found in the “Significant findings”.

STEP 5

REVIEW FIRE RISK ASSESSMENT

This document is an active document and should be reviewed on a regular basis. Should anything be brought to your attention, material alterations carried out or changes to the working processes then the document should be reviewed immediately.

Overall Fire Risk Assessment

Following consideration of current fire safety standards and controls within the premises, the assessor is of the opinion that:

The likelihood of fire occurring is	Medium
The potential severity of harm is	Moderate Harm
The current risk to life is (Use the table below)	Moderate

		Potential severity of harm		
		Slight Harm	Moderate Harm	Extreme Harm
Likelihood of fire occurring	Low	Trivial	Tolerable	Moderate
	Medium	Tolerable	Moderate	Substantial
	High	Moderate	Substantial	Intolerable

LIKELIHOOD OF FIRE	Definitions
Low	Unusually low likelihood of fire as a result of negligible potential sources of ignition.
Medium	Normal fire hazards (potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
High	Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

POTENTIAL SEVERITY OF HARM	Definitions
Slight Harm	Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
Moderate Harm	Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
Extreme Harm	Significant potential for serious injury or death of one or more occupants.

ESTIMATED RISK LEVEL	Action and timescales

Trivial	No further action is required other than maintaining the control measures that are currently in place
Tolerable	No major additional controls required. However, there might be a need of improvements.
Moderate	It is essential that efforts be made to reduce the risk. The additional control measures that are recommended should be implemented within a defined time period.
Substantial	Urgent action should be taken to reduce the risk. The additional control measures, that are recommended, should be implemented as soon as possible or limitations should be imposed on the parts of the premises affected.
Intolerable	The premises or the part of the premises affected should not be occupied until the additional control measures that are recommended have been implemented.

Relevant Fire Safety Guides

England & Wales

Sleeping Accommodation (ISBN 978 1 85112 817 4)

Supplementary Guide – Means of escape for disabled people (ISBN 978 1 85112 8737)

Choose a guidance document drop down box choices:

Offices and Shops
Factories and Warehouses
Sleeping Accommodation
Residential Care Premises
Educational Premises
Small and Medium Places of Assembly
Large Places of Assembly
Theatres and Cinemas
Healthcare premises
Transport Premises and Facilities
Open Air Events and Venues
Animal Premises and Stables

Significant Findings

Priorities for Action

To assist you in allocating resources, the recommendations in this report have been assigned priorities as follows:

Immediate Priority+	A dangerous condition liable to cause an imminent risk of a fatal or major injury. These matters should be resolved within 24 hours
High Priority 1	Contravention of statutory requirements which could lead to fire resulting in fatal or major injury, and the issuing of a Prohibition Notice or legal proceedings being instituted by the Enforcing Authority. These matters should be resolved within seven days
High Priority 2	Contravention of statutory requirements which could lead to fire or injury or the issuing of an Enforcement Notice. These matters require a planned program of action to eliminate or control the risk identified. It is suggested these matters be resolved within 1 month
Medium Priority	Contravention of statutory requirements which could lead to fire or injury or the issuing of an Enforcement Notice. These matters require a planned program of action to eliminate or control the risk identified. It is suggested these matters be resolved within 3 months
Low Priority	Matters not in line with best practice and/or established Company procedures. Enforcement action is not likely, although accident or property damage possible. The recommendations made are desired improvements, precautions, or techniques consistent with good fire and health and safety control and practice. These matters should be resolved, or work initiated within a planned timescale

Additional notes and supporting photos

Section number	Comments	Photographs

Section1: Sources of Ignition

1	Hazards / Control Measures	Satisfactory	Observation
1.1	Smoking ban enforced.	N/A	• "No Smoking" signs displayed on site
1.2	Is smoking area in a safe position?	N/A	
1.3	Procedures for control of contractors are in place.	N/A	
1.4	Hot work permits in place.	N/A	
1.5	Gas/oil/solid fuels boilers are satisfactorily maintained.	YES	The property has gas heating
1.6	Installed gas equipment is maintained	YES	• All gas equipment inspected appears to be suitably maintained and in good condition. However, no test certificates were available to the assessor.
1.7	Cooking equipment is suitable and satisfactory.	YES	Oven
1.8	Portable heaters located are in safe positions and are maintained adequately.	N/A	•
1.9	Portable electrical equipment is maintained.	N/A	
1.10	Installed electrical equipment is suitable, sufficient, and adequately maintained.	ADDITIONAL NOTES	• All electrical equipment inspected appears to be suitably maintained and in good condition. However, no test certificates were available to the assessor
1.11	Poor electrical housekeeping observed (bunched cables, overloaded sockets etc)?	YES	
1.12	Static electricity earth bonding in place.	YES	
1.13	Lightning conductors are satisfactory.	N/A	• Ensure that a competent person carries out an annual inspection on the lighting conductor in accordance with BS 6651

Section 2: Sources of Fuel

2	Hazards / Control Measures	Satisfactory	Observations
2.1	Flammable liquid-based products are adequately controlled.	N/A	
2.2	Flammable gases are adequately controlled.	N/A	
2.3	Flammable / explosive dust is adequately controlled.	N/A	
2.4	Housekeeping standards are satisfactory?	YES	
2.5	Furniture, fittings and fixtures are fire retardant where required.	ADDITIONAL NOTES	• Not able to verify if furniture flame retardant
2.6	Mechanical air conditioning/handling system contains features to reduce risk.	N/A	•
2.7	Are the kitchen extract units cleaned on a regular basis	YES	• The extract units should be cleaned every week and a deep clean should be undertaken every month

Section 3: Structural features that will allow fire to spread

3	Hazards / Control Measures	Satisfactory	Observations
3.1	Building alterations have been approved by Building Control / Approved inspector.	YES	• The assessor was unable to confirm if the No alterations have taken place.
3.2	Escape routes that are likely to be affected in the early stages of a fire have been protected.	YES	
3.3	Raised storage areas (mezzanine floors) conform to current standards.	N/A	•
3.4	Compartment floors are fire resistant floors	YES	• Compartment floor are 30-minutes
3.5	Are fire resisting separating walls and floors in good condition	YES	• The fire resisting walls and floors appear to be of an acceptable standard. •
3.6	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations	YES	• The materials lining the walls and ceilings appear to be of an acceptable standard.
3.7	Are the concealed spaces or cavities protected with suitable cavity barriers	YES	• The cavity barriers appear to be acceptable. • As this inspection was a type 1 common parts only (non-destructive) inspection the assessors cannot verify if there are sufficient cavity barriers.
3.8	Are areas of higher risk and places of special fire hazard sufficiently separated from the remainder of the building by fire resisting construction	N/A	• There are no higher risk areas or places of special fire hazard within the building.
3.9	Are the lifts contained within protected shafts	N/A	•
3.10	Are the chutes, ducts and pipes contained within protected shafts and are pipe, cables and services that pass-through compartments suitably fire stopped.	N/A	•

Section 4: Means of Escape

4	Hazards / Control Measures	Satisfactory	Observations
4.1	All occupants can easily escape from a fire?	YES	The property is served by two fire escape 1 and the front and 1 at the rear
4.2	Are there adequate arrangements for the evacuation of disabled people and/or special needs	N/A	•
4.3	Where necessary, refuges are provided for persons with mobility impairments.	N/A	
4.4	Are "Dead End' conditions suitable?	N/A	•
4.5	Where there are inner rooms, are precautions in place to give the occupants early warning of fire.	N/A	• No risk from inner room situations present.
4.6	In rooms where escape is in two directions, is the angle between the exit routes greater than 45^0.	YES	
4.7	Are travel distances suitable and sufficient?	YES	
4.8	All escape routes are sufficient for occupant's, unobstructed and lead to a place of safety?	YES	Clear at the time of assessment
4.9	Where necessary escape corridors and staircases are protected routes.	YES	•
4.10	Is the external stairways provision sufficient and does it afford suitable protection to the occupants to ensure their safe escape	N/A	•
4.11	Is the escape route across a flat roof acceptable	N/A	•
4.12	Where required, all doors open in the direction of escape.	N/A	
4.13	All doors along escape routes are easy to open without the use of a key and have suitable signage.	N/A	

4.14	Intumescent strips and cold smoke seals fitted to all fire doors?	N/A	•
4.15	All self-closing fire-resistant doors are functioning correctly.	N/A	•
4.16	The frame to door leaf gap is consistently 3mm? (tolerance of +/- 1mm	N/A	
4.17	Are there a minimum of 3 hinges holding the fire door in place	N/A	
4.18	Electrically powered hold open devices fitted to fire doors release the door when required	N/A	
4.19	Does the latch hold the fire door in place	N/A	
4.20	All fire resisting doors that must be kept locked when not in use were locked and have a suitable safety sign.	N/A	
4.21	Routine checks are made of all the final exit doors and/or security fastenings.	N/A	
4.22	Where necessary, emergency lighting is provided and adequate for occupancy.	N/A	• There is no requirement for an emergency lighting system.
4.23	Emergency lighting is visually inspected on a weekly basis.	N/A	
4.24	Emergency lighting is tested and maintained at suitable intervals.	N/A	
4.25	All escape routes have adequately signage.	N/A	
4.26	Sufficient 'Fire Action' signs are displayed.	N/A	
4.27	Are the accommodation lifts and or stairways positioned so that they do not impact on the escape routes from upper floors	N/A	• No accommodation stairways and or lifts are present.
4.28	Has the façade been covered in cladding	N/A	•

Section 5: Fire Alarm and Detection

5	Hazards / Control Measures	Satisfactory	Observations
5.1	A fire alarm zone plan is posted adjacent the fire alarm panel	N/A	• The property is small and easy to view
5.2	Suitable arrangements are in place for detecting a fire and giving warning if a fire were to develop.	ADDITIONAL NOTES	The property has a Grade D hard wired smoke alarms in the hall stairs and kitchen
5.3	Automatic fire detection is in place to protect people who sleep on the premises.	YES	Hall, stairs and kitchen
5.4	Automatic fire detection is installed in areas where a fire may develop unnoticed.	N/A	
5.5	Where necessary automatic detection is routed to a central alarm receiving station.	N/A	• There is no requirement for fire alarm monitoring at this premise
5.6	The automatic detection system is linked to the automatic opening vents.	N/A	
5.7	Electronic door locks are linked to the automatic detection system / double pole isolation.	N/A	
5.8	The control and indicating equipment are checked daily to ensure there are no fault conditions.	N/A	
5.9	Weekly tests of fire alarms are carried out and recorded.	N/A	•
5.10	The system is tested and maintained by a competent person.	N/A	
5.11	Records are kept of all tests, maintenance and false alarms.	N/A	
5.12	Suitable procedures are in place to alert persons with aural/visual disabilities of a fire alarm.	N/A	• The assessor was informed that no staff were present with any aural or visual impairments at the time of the inspection

Section 6: Fire Fighting Equipment & Fixed Fire-Fighting Installations

6	Hazards / Control Measures	Satisfactory	Observations
6.1	Suitable first aid fire-fighting equipment is provided?	N/A	•

6.2	Fire-fighting equipment is correctly sited / visible / clearly signed and suitably maintained?	N/A	•
6.3	Sufficient employees are trained and competent in the use of fire-fighting equipment?	N/A	
6.4	Fire Blankets are installed in the kitchen	N/A	
6.5	The sprinkler system is tested in line with insurer's requirements?	N/A	
6.6	Sprinkler heads are free from obstruction?	N/A	
6.7	Dry risers are inspected, tested, and maintained	N/A	•

Section 7: Management of Fire Safety

7	Hazards / Control Measures	Satisfactory	Observations
	There is a comprehensive fire emergency plan that is reviewed regularly.	N/A	
	There are proper arrangements for calling the Fire Brigade.	Choose an item.	• The Tenant would carry mobile phones for general and emergency communication
7.3	The person(s) delegated to liaise with the fire brigade is able to inform them that the premises have been fully evacuated or the number of persons and the likely location of those that have not been accounted for.	YES	The Landlord would Speak with fire service
7.4	Information is available on special fire or rescue risks and the hazards that the emergency services are likely to face.	N/A	• There are no significant risks within this building to which the fire service will need to be given any special instruction
7.5	Contingency plans have been made and are practiced to minimise the effect should fire threaten hazardous/dangerous substances plant or processes.	N/A	
7.6	All staff receive induction training in fire prevention and fire safety procedures.	N/A	• .
7.7	Staff are nominated to assist with evacuation.	N/A	

7.8	Staff with special responsibilities (e.g. fire wardens) are given additional training.	N/A	
7.9	Refresher training is carried out on a regular basis.	N/A	
7.10	Fire evacuation drills are carried out at appropriate intervals.	N/A	
7.11	There is an established assembly point that is located in a safe position.	N/A	
	Are adequate measures in place to control risk of fire due to arson	YES	• Adequate arson control measures are in place. Access to the building is limited to the occupiers. However, contractors can enter the premises to carryout repairs if permission has been granted by the managing agent

Appendix A - Explanation of Terms Used in the Report

Hazard
Something with the potential to cause harm.

Risk
The likelihood of potential harm from that hazard being realised. The extent of the harm will depend on:

- The likelihood of harm occurring.
- The potential severity of the harm, i.e. of any resultant injury or adverse health affect.
- The number of people that might be exposed.

Residual Risk
This is the risk that remains when the current control measures are taken into account. As you implement the additional controls that are recommended in the report, the level of risk will be reduced.

Reasonably Practicable
Reasonably Practicable is a term widely used in health and safety law and is a balance of risk versus the cost of control measures.
The greater the risk, the greater the need to commit resources be they financial, human or procedural to eliminate, reduce or control the risk.
In law, the burden of proof is placed on the employer to demonstrate that reasonably practicable precautions were taken. In practical terms, you will normally have fulfilled your duty if you adopt current best practice.
However, if you consider that the cost of eliminating or reducing a serious risk is too expensive, it is vital that you carry out investigations to establish the true cost and make a cost benefit analysis. Evidence that you have done this may be required at a later date and therefore, your information that you used to make your decision should be kept on file and reviewed periodically to take account of technical and industry best practice developments.

Appendix B - Advisory Enclosures

Routine Frequency	Where to record findings
Daily	
Emergency lights (check for faults) (BS 5266 Pt 1)	None or log book if fault
Escape routes clear	None or log book if fault
Fire resisting doors shut	None or log book if fault
Fire safety signs and fire extinguishers in position	None or log book if fault
Before vacating premises check security of premises	None or log book if fault
Weekly	
Fire extinguishers and hose reels checked (visual check)	Log book
Fire alarm test on a weekly basis from a different call point.	Log Book
Monthly	
Emergency lighting test including auto start generator (simulated mains failure) (BS 5266 Pt 1)	Log book
Six monthly	
Day staff training and drills	Log book
Fire Alarm Maintenance	Log book
Emergency lighting (BS 5266 Pt 1)	Log book/Test Certificate
Annually	
Fire extinguishers (BS 5306 Pt 3)	Label
Emergency lighting over three years old (BS 5266 Pt 1)	Logbook / Test Certificate
Every 3 Years	
Emergency lighting (with subsequent annual tests) (BS 5266 Pt 1)	Log book / Test Certificate
External escape stairs/balconies/walkways (Structural check)	Engineers report
Every 5 Years	
Fire extinguishers (discharge test-most types (BS 5306 Pt 3))	Label
Ten yearly (20 years if tested annually)	
Fire extinguishers (discharge test-carbon dioxide only (BS 5306 Pt3))	Label

It is recommended that one person or organisation be nominated to be responsible for the maintenance of the fire precautions within the premises and the completion of all the records so as to ensure that the necessary entries are made into the log book.

Appendix C - References

Fire Detection and Fire Alarm Systems

BS 5839-1: 2017. Fire detection and fire alarm systems for buildings - Code of practice for system design, installation, commissioning, and maintenance.

BS 5839-6: 2004. Fire detection and fire alarm systems for buildings - Code of practice for system design, installation, commissioning and maintenance.

BS 5839-8: 2013. Fire detection and alarm systems for buildings - Code of practice for the design, installation and servicing of voice alarm systems.

BS 5839-9: 2011. Fire detection and fire alarm systems for buildings - Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems.

Fire Extinguishing Appliances

BS 5306-0:2011 - Guide for the selection of installed systems and other fire equipment

BS 5306-1: 2006. Code of practice for fire extinguishing installations and equipment on premises - hose reels and foam inlets.

BS 5306-2:1990 - Specification for sprinkler systems

BS 5306-3: 2017. Fire extinguishing installations and equipment on premises - Code of practice for the inspection and maintenance of portable fire extinguishers.

BS 5306-8: 2012. Fire extinguishing installations and equipment on premises - Selection and installation of portable fire extinguishers - Code of practice.

Emergency Escape Lighting

BS 5266-1: 2016. Emergency lighting - Code of practice for the emergency lighting of premises.

BS 5266-7: 1999 (BS EN 1838: 1999). Lighting applications - Emergency lighting.

BS 5266-8: 2004 (BS EN 50172: 2004). Emergency escape lighting systems.

Fire Safety Signs

BS 5499-1: 2002. Graphical symbols and signs - Safety signs, including fire safety signs. Specification for geometric shapes, colours and layout.

BS 5499-4: 2013. Safety signs, including fire safety signs. Code of practice for escape route signing.

BS 5499-5: 2002. Graphical symbols and signs - Safety signs, including fire safety signs. Signs with specific safety meanings.

BS 5499-10: 2006. Safety signs, including fire safety signs. Code of practice for the use of safety signs, including fire safety signs.

Appendix D - Articles from the Regulatory Reform (Fire Safety) Order 2005

Article 8 – Duty to take general fire precautions

8. — (1) the responsible person must—

(a) take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of his employees; and
(b) In relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe.

Article 9 – Risk assessment

9. —(1) The responsible person must make a suitable and sufficient assessment of the risks to which relevant persons are exposed for the purpose of identifying the general fire precautions he needs to take to comply with the requirements and prohibitions imposed on him by or under this Order.

(2) Where a dangerous substance is or is liable to be present in or on the premises, the risk assessment must include consideration of the matters set out in Part 1 of Schedule 1.
(3) Any such assessment must be reviewed by the responsible person regularly so as to keep it up to date and particularly if—
(a) There is reason to suspect that it is no longer valid; or
(b) there has been a significant change in the matters to which it relates including when the premises, special, technical and organisational measures, or organisation of the work undergo significant changes, extensions, or conversions, and where changes to an assessment are required as a result of any such review, the responsible person must make them.
(4) The responsible person must not employ a young person unless he has, in relation to risks to young persons, made or reviewed an assessment in accordance with paragraphs (1) and (5).
(5) In making or reviewing the assessment, the responsible person who employs or is to employ a young person must take particular account of the matters set out in Part 2 of Schedule 1.
(6) As soon as practicable after the assessment is made or reviewed, the responsible person must record the information prescribed by paragraph (7) where—
(a) He employs five or more employees;
(b) A licence under an enactment is in force in relation to the premises; or
(c) An alterations notice requiring this is in force in relation to the premises.
(7) The prescribed information is—
(a) The significant findings of the assessment, including the measures which have been or will be taken by the responsible person pursuant to this Order; and
(b) Any group of persons identified by the assessment as being especially at risk.
(8) No new work activity involving a dangerous substance may commence unless—
(a) The risk assessment has been made; and
(b) The measures required by or under this Order have been implemented.

Article 10 – Principles of prevention to be applied

10. Where the responsible person implements any preventive and protective measures he must do so on the basis of the principles specified in Part 3 of Schedule 1.

Article 11 – Fire safety arrangements

11. —(1) The responsible person must make and give effect to such arrangements as are appropriate, having regard to the size of his undertaking and the nature of its activities, for the effective planning, organisation, control, monitoring and review of the preventive and protective measures.

(2) The responsible person must record the arrangements referred to in paragraph (1) where—
(a) He employs five or more employees;
(b) A licence under an enactment is in force in relation to the premises; or
(c) An alterations notice requiring a record to be made of those arrangements is in force in relation to the premises.

Article 12 – Elimination or reduction of risks from dangerous substances

12. —(1) Where a dangerous substance is present in or on the premises, the responsible person must ensure that risk to relevant persons related to the presence of the substance is either eliminated or reduced so far as is reasonably practicable.
(2) In complying with his duty under paragraph (1), the responsible person must, so far as is reasonably practicable, replace a dangerous substance, or the use of a dangerous substance, with a substance or process which either eliminates or reduces the risk to relevant persons.
(3) Where it is not reasonably practicable to eliminate risk pursuant to paragraphs (1) and (2), the responsible person must, so far as is reasonably practicable, apply measures consistent with the risk assessment and appropriate to the nature of the activity or operation, including the measures specified in Part 4 of Schedule 1 to this Order to—
(a) Control the risk, and
(b) mitigate the detrimental effects of a fire.
(4) The responsible person must—
(a) Arrange for the safe handling, storage and transport of dangerous substances and waste containing dangerous substances; and
(b) ensure that any conditions necessary pursuant to this Order for ensuring the elimination or reduction of risk are maintained.

Article 13 – Fire-fighting and fire detection

13. —(1) Where necessary (whether due to the features of the premises, the activity carried on there, any hazard present or any other relevant circumstances) in order to safeguard the safety of relevant persons, the responsible person must ensure that—
(a) the premises are, to the extent that it is appropriate, equipped with appropriate fire-fighting equipment and with fire detectors and alarms; and
(b) any non-automatic fire-fighting equipment so provided is easily accessible, simple to use and indicated by signs.
(2) For the purposes of paragraph (1) what is appropriate is to be determined having regard to the dimensions and use of the premises, the equipment contained on the premises, the physical and chemical properties of the substances likely to be present and the maximum number of persons who may be present at any one time.
(3) The responsible person must, where necessary—
(a) Take measures for fire fighting in the premises, adapted to the nature of the activities carried on there and the size of the undertaking and of the premises concerned;
(b) nominate competent persons to implement those measures and ensure that the number of such persons, their training and the equipment available to them are adequate, taking into account the size of, and the specific hazards involved in, the premises concerned; and
(c) arrange any necessary contacts with external emergency services, particularly as regards fire-fighting, rescue work, first-aid and emergency medical care.
(4) A person is to be regarded as competent for the purposes of paragraph (3) (b) where he has sufficient training and experience or knowledge and other qualities to enable him properly to implement the measures referred to in that paragraph.

Article 14 – Emergency routes and exits

14. — (1) Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times.

(2) The following requirements must be complied with in respect of premises where necessary (whether due to the features of the premises, the activity carried on there, any hazard present or any other relevant circumstances) in order to safeguard the safety of relevant persons—

(a) emergency routes and exits must lead as directly as possible to a place of safety;

(b) in the event of danger, it must be possible for persons to evacuate the premises as quickly and as safely as possible;

(c) the number, distribution and dimensions of emergency routes and exits must be adequate having regard to the use, equipment and dimensions of the premises and the maximum number of persons who may be present there at any one time;

(d) emergency doors must open in the direction of escape;

(e) sliding or revolving doors must not be used for exits specifically intended as emergency exits;

(f) emergency doors must not be so locked or fastened that they cannot be easily and immediately opened by any person who may require to use them in an emergency;

(g) emergency routes and exits must be indicated by signs; and

(h) emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity in the case of failure of their normal lighting.

Article 15 – Procedures for serious and imminent danger and for danger areas

15. — (1) The responsible person must—

(a) establish and, where necessary, give effect to appropriate procedures, including safety drills, to be followed in the event of serious and imminent danger to relevant persons;

(b) nominate a sufficient number of competent persons to implement those procedures in so far as they relate to the evacuation of relevant persons from the premises; and

(c) ensure that no relevant person has access to any area to which it is necessary to restrict access on grounds of safety, unless the person concerned has received adequate safety instruction.

(2) Without prejudice to the generality of paragraph (1)(a), the procedures referred to in that sub-paragraph must—

(a) so far as is practicable, require any relevant persons who are exposed to serious and imminent danger to be informed of the nature of the hazard and of the steps taken or to be taken to protect them from it;

(b) enable the persons concerned (if necessary by taking appropriate steps in the absence of guidance or instruction and in the light of their knowledge and the technical means at their disposal) to stop work and immediately proceed to a place of safety in the event of their being exposed to serious, imminent and unavoidable danger; and

(c) save in exceptional cases for reasons duly substantiated (which cases and reasons must be specified in those procedures), require the persons concerned to be prevented from resuming work in any situation where there is still a serious and imminent danger.

(3) A person is to be regarded as competent for the purposes of paragraph (1) where he has sufficient training and experience or knowledge and other qualities to enable him properly to implement the evacuation procedures referred to in that paragraph.

Article 16 – Additional emergency measures in respect of dangerous substances

16. —(1) Subject to paragraph (4), in order to safeguard the safety of relevant persons arising from an accident, incident or emergency related to the presence of a dangerous substance in or on the premises, the responsible person must ensure that—

(a) Information on emergency arrangements is available, including—
(i) Details of relevant work hazards and hazard identification arrangements; and
(ii) specific hazards likely to arise at the time of an accident, incident or emergency;
(b) suitable warning and other communication systems are established to enable an appropriate response, including remedial actions and rescue operations, to be made immediately when such an event occurs;
(c) where necessary, before any explosion conditions are reached, visual or audible warnings are given and relevant persons withdrawn; and
(d) where the risk assessment indicates it is necessary, escape facilities are provided and maintained to ensure that, in the event of danger, relevant persons can leave endangered places promptly and safely.
(2) Subject to paragraph (4), the responsible person must ensure that the information required by article 15(1)(a) and paragraph (1)(a) of this article, together with information on the matters referred to in paragraph (1)(b) and (d) is—
(a) made available to relevant accident and emergency services to enable those services, whether internal or external to the premises, to prepare their own response procedures and precautionary measures; and
(b) displayed at the premises, unless the results of the risk assessment make this unnecessary.
(3) Subject to paragraph (4), in the event of a fire arising from an accident, incident or emergency related to the presence of a dangerous substance in or on the premises, the responsible person must ensure that—
(a) Immediate steps are taken to—
(i) mitigate the effects of the fire;
(ii) restore the situation to normal; and
(iii) inform those relevant persons who may be affected; and
(b) Only those persons who are essential for the carrying out of repairs and other necessary work are permitted in the affected area and they are provided with—
(i) appropriate personal protective equipment and protective clothing; and
(ii) any necessary specialised safety equipment and plant, which must be used until the situation is restored to normal.
(4) Paragraphs (1) to (3) do not apply where—
(a) The results of the risk assessment show that, because of the quantity of each dangerous substance in or on the premises, there is only a slight risk to relevant persons; and
(b) the measures taken by the responsible person to comply with his duty under article 12 are sufficient to control that risk.

Article 17 – Maintenance

17. —(1) Where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and any facilities, equipment and devices provided in respect of the premises under this Order or, subject to paragraph (6), under any other enactment, including any enactment repealed or revoked by this Order, are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.
(2) Where the premises form part of a building, the responsible person may make arrangements with the occupier of any other premises forming part of the building for the purpose of ensuring that the requirements of paragraph (1) are met.

(3) Paragraph (2) applies even if the other premises are not premises to which this Order applies.
(4) The occupier of the other premises must co-operate with the responsible person for the purposes of paragraph (2).
(5) Where the occupier of the other premises is not also the owner of those premises, the references to the occupier in paragraphs (2) and (4) are to be taken to be references to both the occupier and

the owner.
(6) Paragraph (1) only applies to facilities, equipment and devices provided under other enactments where they are provided in connection with general fire precautions.

Article 18 – Safety assistance

18. —(1) The responsible person must, subject to paragraphs (6) and (7), appoint one or more competent persons to assist him in undertaking the preventive and protective measures.
(2) Where the responsible person appoints persons in accordance with paragraph (1), he must make arrangements for ensuring adequate co-operation between them.
(3) The responsible person must ensure that the number of persons appointed under paragraph (1), the time available for them to fulfil their functions and the means at their disposal are adequate having regard to the size of the premises, the risks to which relevant persons are exposed and the distribution of those risks throughout the premises.
(4) The responsible person must ensure that—
(a) Any person appointed by him in accordance with paragraph (1) who is not in his employment—
(i) Is informed of the factors known by him to affect, or suspected by him of affecting, the safety of any other person who may be affected by the conduct of his undertaking; and
(ii) has access to the information referred to in article 19(3); and
(b) any person appointed by him in accordance with paragraph (1) is given such information about any person working in his undertaking who is—
(i) employed by him under a fixed-term contract of employment, or
(ii) employed in an employment business, as is necessary to enable that person properly to carry out the function specified in that paragraph.
(5) A person is to be regarded as competent for the purposes of this article where he has sufficient training and experience or knowledge and other qualities to enable him properly to assist in undertaking the preventive and protective measures.
(6) Paragraph (1) does not apply to a self-employed employer who is not in partnership with any other person, where he has sufficient training and experience or knowledge and other qualities properly to assist in undertaking the preventive and protective measures.
(7) Paragraph (1) does not apply to individuals who are employers and who are together carrying on business in partnership, where at least one of the individuals concerned has sufficient training and experience or knowledge and other qualities—
(a) Properly to undertake the preventive and protective measures; and
(b) properly to assist his fellow partners in undertaking those measures.
(8) Where there is a competent person in the responsible person's employment, that person must be appointed for the purposes of paragraph (1) in preference to a competent person not in his employment.

Article 19 – Provision of information to employees

19. —(1) The responsible person must provide his employees with comprehensible and relevant information on—
(a) the risks to them identified by the risk assessment;
(b) the preventive and protective measures;
(c) the procedures and the measures referred to in article 15(1)(a);
(d) the identities of those persons nominated by him in accordance with article 13(3)(b) or appointed in accordance with article 15(1)(b) ; and
(e) the risks notified to him in accordance with article 22(1)(c).
(2) The responsible person must, before employing a child, provide a parent of the child with comprehensible and relevant information on—
(a) the risks to that child identified by the risk assessment;
(b) the preventive and protective measures; and

(c) the risks notified to him in accordance with article 22(1)(c), and for the purposes of this paragraph, "parent of the child" includes a person who has parental responsibility, within the meaning of section 3 of the Children Act 1989[19], for the child.
(3) Where a dangerous substance is present in or on the premises, the responsible person must, in addition to the information provided under paragraph (1) provide his employees with —
(a) the details of any such substance including—
(i) the name of the substance and the risk which it presents;
(ii) access to any relevant safety data sheet; and
(iii) legislative provisions (concerning the hazardous properties of any such substance) which apply to the substance; and
(b) The significant findings of the risk assessment.
(4) The information required by paragraph (3) must be—
(a) adapted to take account of significant changes in the activity carried out or methods or work used by the responsible person; and
(b) provided in a manner appropriate to the risk identified by the risk assessment.

Article 20 – Provision of information to employers and the self-employed from outside undertakings

20. —(1) The responsible person must ensure that the employer of any employees from an outside undertaking who are working in or on the premises is provided with comprehensible and relevant information on—
(a) The risks to those employees; and
(b) the preventive and protective measures taken by the responsible person.
(2) The responsible person must ensure that any person working in his undertaking who is not his employee is provided with appropriate instructions and comprehensible and relevant information regarding any risks to that person.
(3) The responsible person must—
(a) ensure that the employer of any employees from an outside undertaking who are working in or on the premises is provided with sufficient information to enable that employer to identify any person nominated by the responsible person in accordance with article 15 (1)(b) to implement evacuation procedures as far as those employees are concerned; and
(b) take all reasonable steps to ensure that any person from an outside undertaking who is working in or on the premises receives sufficient information to enable that person to identify any person nominated by the responsible person in accordance with article 15 (1)(b) to implement evacuation procedures as far as they are concerned

Article 21 – Training

21. —(1) The responsible person must ensure that his employees are provided with adequate safety training—
(a) At the time when they are first employed; and
(b) on their being exposed to new or increased risks because of—
(i) their being transferred or given a change of responsibilities within the responsible person's undertaking;
(ii) the introduction of new work equipment into, or a change respecting work equipment already in use within, the responsible person's undertaking;
(iii) the introduction of new technology into the responsible person's undertaking; or
(iv) the introduction of a new system of work into, or a change respecting a system of work already in use within, the responsible person's undertaking.
(2) The training referred to in paragraph (1) must—
(a) include suitable and sufficient instruction and training on the appropriate precautions and actions to be taken by the employee in order to safeguard himself and other relevant persons on the

premises;
(b) be repeated periodically where appropriate;
(c) be adapted to take account of any new or changed risks to the safety of the employees concerned;
(d) be provided in a manner appropriate to the risk identified by the risk assessment; and
(e) take place during working hours.

Article 22 – Co-operation and co-ordination

22. — (1) where two or more responsible persons share, or have duties in respect of, premises (whether on a temporary or a permanent basis) each such person must—
(a) co-operate with the other responsible person concerned so far as is necessary to enable them to comply with the requirements and prohibitions imposed on them by or under this Order;
(b) (taking into account the nature of his activities) take all reasonable steps to co-ordinate the measures he takes to comply with the requirements and prohibitions imposed on him by or under this Order with the measures the other responsible persons are taking to comply with the requirements and prohibitions imposed on them by or under this Order; and
(c) take all reasonable steps to inform the other responsible persons concerned of the risks to relevant persons arising out of or in connection with the conduct by him of his undertaking.
(2) Where two or more responsible persons share premises (whether on a temporary or a permanent basis) where an explosive atmosphere may occur, the responsible person who has overall responsibility for the premises must co-ordinate the implementation of all the measures required by this Part to be taken to protect relevant persons from any risk from the explosive atmosphere.

Article 23 – General duties of employees at work

23. — (1) every employee must, while at work—
(a) take reasonable care for the safety of himself and of other relevant persons who may be affected by his acts or omissions at work;
(b) as regards any duty or requirement imposed on his employer by or under any provision of this Order, co-operate with him so far as is necessary to enable that duty or requirement to be performed or complied with; and
(c) inform his employer or any other employee with specific responsibility for the safety of his fellow employees—
(i) of any work situation which a person with the first-mentioned employee's training and instruction would reasonably consider represented a serious and immediate danger to safety; and
(ii) of any matter which a person with the first-mentioned employee's training and instruction would reasonably consider represented a shortcoming in the employer's protection arrangements for safety, in so far as that situation or matter either affects the safety of that first-mentioned employee or arises out of or in connection with his own activities at work, and has not previously been reported to his employer or to any other employee of that employer in accordance with this sub-paragraph.

Article 37 – Fire-fighters’ switches for luminous tube signs etc

37. — (1) Subject to paragraph (11), this article applies to apparatus consisting of luminous tube signs designed to work at a voltage normally exceeding the prescribed voltage, or other equipment so designed, and references in this article to a cut-off switch are, in a case where a transformer is provided to raise the voltage to operate the apparatus, references to a cut-off switch on the low-voltage side of the transformer.
(2) In paragraph (1) the "prescribed voltage" means—
(a) 1000 volts AC or 1500 volts DC if measured between any two conductors; or
(b) 600 volts AC or 900 volts DC if measured between a conductor and earth.

(3) No apparatus to which this article applies is to be installed unless it is provided with a cut-off switch.
(4) Subject to paragraph (5), the cut-off switch must be so placed, and coloured or marked as to satisfy such reasonable requirements as the fire and rescue authority may impose to secure that it must be readily recognisable by and accessible to fire-fighters.
(5) If a cut-off switch complies in position, colour and marking with the current regulations of the Institution of Electrical Engineers for a fire-fighter's emergency switch, the fire and rescue authority may not impose any further requirements pursuant to paragraph (4).
(6) Not less than 42 days before work is begun to install apparatus to which this article applies, the responsible person must give notice to the fire and rescue authority showing where the cut-off switch is to be placed and how it is to be coloured or marked.
(7) Where notice has been given to the fire and rescue authority as required by paragraph (6), the proposed position, colouring or marking of the switch is deemed to satisfy the requirements of the fire authority unless, within 21 days from the date of the service of the notice, the fire and rescue authority has served on the responsible person a counter-notice stating that their requirements are not satisfied.
(8) Where apparatus to which this article applies has been installed in or on premises before the day on which this article comes into force, the responsible person must, not more than 21 days after that day, give notice to the fire and rescue authority stating whether the apparatus is already provided with a cut-off switch and, if so, where the switch is placed and how it is coloured or marked.
(9) Subject to paragraph (10), where apparatus to which this article applies has been installed in or on premises before the day on which this article comes into force, the fire and rescue authority may serve on the responsible person a notice—
(a) in the case of apparatus already provided with a cut-off switch, stating that they are not satisfied with the position, colouring or marking of the switch and requiring the responsible person, within such period as may be specified in the notice, to take such steps as will secure that the switch will be so placed or coloured or marked as to be readily recognisable by, and accessible to, fire-fighters in accordance with the reasonable requirements of the fire and rescue authority; or
(b) in the case of apparatus not already provided with a cut-off switch, requiring him, within such period as may be specified in the notice, to provide such a cut-off switch in such a position and so coloured or marked as to be readily recognisable by, and accessible to, fire-fighters in accordance with the reasonable requirements of the fire and rescue authority.
(10) If a cut-off switch complies in position, colour and marking with the current regulations of the Institution of Electrical Engineers for a fire-fighter's emergency switch, the fire and rescue authority may not serve a notice in respect of it under paragraph (9).
(11) This article does not apply to—
(a) apparatus installed or proposed to be installed in or on premises in respect of which a premises licence under the Licensing Act 2003 has effect authorising the use of premises for the exhibition of a film, within the meaning of paragraph 15 of Schedule 1 to that Act; or
(b) apparatus installed in or on premises before the day on which this article comes into force where, immediately before that date—
(i) the apparatus complied with section 10(2) and (3) (requirement to provide cut-off switch) of the Local Government (Miscellaneous Provisions) Act 1982 and

(ii) the owner or occupier of the premises, as the case may be, had complied with either subsection (5) or subsection (7) (notice of location and type of switch) of section 10 of that Act.

Article 38 – Maintenance of measures provided for protection of fire-fighters

38. —(1) Where necessary in order to safeguard the safety of fire-fighters in the event of a fire, the responsible person must ensure that the premises and any facilities, equipment and devices provided in respect of the premises for the use by or protection of fire-fighters under this Order or under any other enactment, including any enactment repealed or revoked by this Order, are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair.

(2) Where the premises form part of a building, the responsible person may make arrangements with the occupier of any premises forming part of the building for the purpose of ensuring that the requirements of paragraph (1) are met.

(3) Paragraph (2) applies even if the other premises are not premises to which this Order applies.

(4) The occupier of the other premises must co-operate with the responsible person for the purposes of paragraph (2).

(5) Where the occupier of the other premises is not also the owner of those premises, the reference to the occupier in paragraphs (2) and (4) are to be taken to be references to both the occupier and the owner.