



Fire Consultancy

Historically in the United Kingdom, fire safety legislation has been spread across a large number of statutes and secondary legislation, which resulted in overlapping of responsibilities of enforcing authorities. The introduction of the Regulatory Reform (Fire Safety) Order 2005, also referred to as RRF50 or the Order, consolidated and rationalised much of the existing legislation into one order whilst reducing the burdens placed on business from the multiple overlapping general fire safety regimes. The reform of fire safety legislation is intended to maintain and enhance the protection afforded to users of premises, as well as others that might be affected by a fire on the premises.

Why is there are requirement for fire consultancy?

Most fires are preventable and the impact on business besides the human risk is significant due to property damage, fines, compensation and insurance premiums. There is a responsibility placed on owners, occupiers (persons with control) or employers, also known as 'The Responsible Person' of the premises, for ensuring fire risks are managed under the RRF50. The Responsible Person must make a Fire Risk Assessment (FRA), provide general fire precautions, consider relevant persons, record significant findings and control measures and provide instruction and training to staff.

How can Watts help?

The Responsible Person must appoint one or more competent persons to assist them in undertaking the preventive and protective measures under the RRF50. Watts can be appointed as a 'competent person' to assist the Responsible Person meet their obligations. Watts can provide a range of services such as:

- Fire Risk Assessments (common areas on behalf of landlords or demised areas on behalf of tenants)
- Review of FRAs prepared by other consultants
- Inspection of service risers, plant rooms, corridors, floor and ceiling voids to determine adequacy of compartmentation
- Strategic review of existing FRA and fire precautions provisions
- Review of documentation relating to fire safety and current fire safety management procedures in place
- Review of Fire Strategy Report
- General fire safety advice including guidance on fire safety design on new or existing buildings and on refurbishment projects.



Recent Commissions



Project: School Fire Risk Assessments

Client: WCAT

Service: Fire Risk Assessment

Description: Watts were appointed to undertake FRAs of a number of Academies within the Trust. The FRAs required inspection of each of the sites, review of documentation and discussion with caretaking staff and Senior Leadership Teams. The existing fire safety measures were evaluated and a risk rating provided together with recommendations to reduce or maintain the risk level.



Project: Bishop Auckland General Hospital

Client: MAMG

Service: End of 12 Year Latent Defect Survey

Description: Watts were appointed to carry out an inspection of works completed under the Building Contract to establish whether there were any defects due to the Building Contractor's failure to comply with the Building Contract. A number of fire stopping and compartmentation concerns were identified and Watts were appointed to undertake a sample fire audit to determine a pattern of missing / inadequate fire stopping.

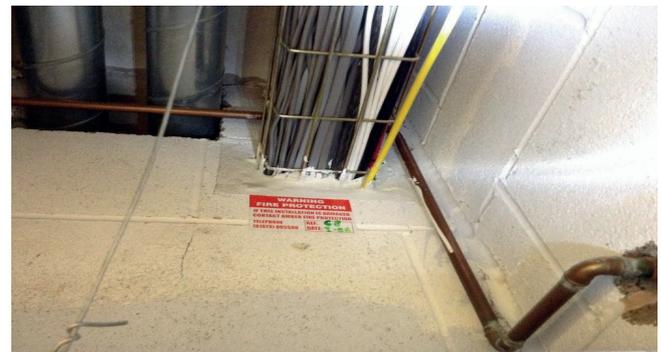


Project: Balby Carr – Improvement Works

Client: WCAT

Service: Contract Administration

Description: Watts were instructed to manage a programme of fire door replacement and other works at the Academy. A number of fire doors were identified as requiring replacement or repair by the Fire Risk Assessor and these were allocated to an Option A (first priority) or Option B (second priority) tender package.



Project: Fire Stopping Surveys

Client: Tenos

Service: Compartmentation Surveys

Description: Watts were appointed to undertake passive fire protection surveys of a number of schools to assist Tenos with identification of fire stopping shortcomings. Data was collected using Plangrid to record the location description of the defects and supporting photographs. This enabled contractors to rectify defects through the snag list and allocation tools.