

Fire risk assessments

The following advice appears on www.gov.uk website.

1. Who's responsible

If you're an owner, landlord or occupier of business or other non-domestic premises, you'll be responsible for fire safety. You're known as the 'responsible person'.

The Fire Safety Order also applies if you have paying guests, eg if you run a bed and breakfast, guesthouse or let a self-catering property.

Fire safety rules are different in Scotland and Northern Ireland.

Responsibilities

As the responsible person you must:

Carry out a fire risk assessment of the premises and review it regularly tell staff or their representatives about the risks you've identified put in place, and maintain, appropriate fire safety measures plan for an emergency provide staff information, fire safety instruction and training

You can read about how to make sure your premises are safe from fire.

Non-domestic premises

Non-domestic premises are:

All workplaces and commercial premises all premises the public have access to the common areas of multi-occupied residential buildings

Shared premises

In shared premises it's likely there'll be more than one responsible person. You'll need to co-ordinate your fire safety plans to make sure people on or around the premises are safe.

For common or shared areas, the responsible person is the landlord, freeholder or managing agent.

Alterations, extensions and new buildings

When building new premises or doing building work on existing premises, you must comply with building regulations. This includes designing fire safety into the proposed building or extension.

Find more fire safety information on the Planning Portal website.



Penalties and enforcement

You could be fined or go to prison if you don't follow fire safety regulations.

Local fire and rescue authorities inspect premises and can issue fire safety notices telling you about changes you need to make.

Completing a fire risk assessment

Manor Insurance Services has produced a fire [risk assessment template](#) you may download to help you comply with the regulations.

www.manorinsurance.co.uk