



vantify
CONSULTANCY

Fire Risk Assessments

RESOURCE BROCHURE



1. Introduction

1.1 Legislative Framework

- Regulatory Reform (Fire Safety) Order 2005.
- Fire Safety Act 2021.
- Fire Safety (England) Regulations 2022, where applicable.
- Building Safety Act 2022, where applicable.

The Regulatory Reform (Fire Safety) Order 2005 (FSO) applies to most non-domestic premises and the common parts of residential buildings in England and Wales. The Fire Safety Act 2021 further clarifies that, in buildings containing two or more sets of domestic premises, the Fire Safety Order also applies to:

- The building structure.
- External walls, including cladding systems.
- Flat entrance doors leading onto common parts.

The purpose of a fire risk assessment is to identify fire hazards, evaluate risks to relevant persons and determine the fire precautions necessary to achieve legal compliance and protect life safety.

1.2 Responsible Person Duties

Responsibility for compliance rests with the Responsible Person, which may include:

- Employers.
- Building owners.
- Managing agents.
- Facilities management organisations.
- Persons exercising control over premises.

The Responsible Person must:

- Undertake a suitable and sufficient fire risk assessment.
- Implement appropriate fire precautions.
- Appoint competent persons to assist with fire safety management.
- Provide suitable information, instruction and training.
- Maintain fire safety systems and equipment.
- Co-operate with other duty holders where responsibilities overlap.
- Regularly review fire safety arrangements.

1.3 Competent Fire Risk Assessment

The FSO requires fire risk assessments to be carried out by a competent person possessing appropriate knowledge, training and experience.

Vantify's fire risk assessments are completed by suitably qualified fire safety professionals using recognised industry methodologies and current fire safety guidance.

2. Why Vantify?

Property Sector Expertise

Vantify delivers fire risk assessments across a diverse range of property types, including:

- Commercial offices.
- Retail premises.
- Industrial and warehousing facilities.
- Healthcare premises.
- Educational establishments.
- Residential developments.
- Mixed-use properties.
- Higher risk residential buildings.

Consistent Technical Standards

Assessments are completed against Vantify's internally developed fire safety control standards, ensuring a consistent approach across portfolios and geographical regions.

Risk-Based Advice

Our advice focusses on life safety, risk reduction, legal duties and practical implementation.

Enhanced Portfolio Management

Where utilised, Vantify Risk Manager supports:

- Digital action tracking.
- Compliance monitoring.
- Performance reporting.
- Management information and trend analysis.

3. Vantify Assessment Methodology

Fire risk assessments are undertaken using recognised fire risk assessment methodologies and applicable legislation, guidance and standards, including:

- Regulatory Reform (Fire Safety) Order 2005. Fire Safety Act 2021.
- Fire Safety (England) Regulations 2022, where applicable.
- PAS 79-1:2020, Fire risk assessment: Premises other than housing. Code of practice.
- BS 9792:2025, Fire risk assessment: Housing. Code of practice. Applicable Government fire safety guidance.
- Relevant industry guidance and standards, where appropriate to the premises.

Assessment Process

The methodology follows the recognised five-step fire risk assessment process:

Step 1: Identify Fire Hazards

- Sources of ignition.
- Sources of fuel.
- Sources of oxygen.

Step 2: Identify People at Risk

- Occupants.
- Employees.
- Visitors.
- Contractors.
- Vulnerable persons.

Step 3: Evaluate Existing Controls

- Means of escape.
- Passive fire protection.
- Active fire protection.
- Management arrangements.
- Emergency procedures.

Step 4: Record Findings

- Fire safety deficiencies.
- Existing controls.
- Areas of good practice.
- Improvement recommendations.

Step 5: Review

- Recommended review periods.
- Change management considerations.
- Significant risk triggers.

Information Reviewed

Where available, assessments may consider:

- Previous fire risk assessments.
- Fire strategy documents.
- Maintenance records.
- Fire alarm servicing records.
- Emergency lighting certificates.
- Fire door inspection records.
- Training records.
- Evacuation procedures.
- Enforcement history.

4. Report Deliverables

Fire risk assessments are tailored to client requirements but typically include:

Executive Summary

A concise overview of key findings, significant risks and compliance status.

Property Profile

Summary of building information, occupancy arrangements and management responsibilities.

Assessment Findings

Detailed findings against applicable fire safety standards and guidance.

Fire Safety Action Plan

Prioritised recommendations designed to:

- Address significant risks.
- Improve compliance.
- Enhance fire safety management.

Risk Ratings

Findings categorised according to severity and urgency.

Report Limitations

Any restrictions affecting the scope of the assessment clearly identified.

Supporting Photographs

Photographic evidence of significant findings where appropriate.

5. Fire Risk Assessment Types

Commercial Property Assessment

Commercial fire risk assessments are tailored to the activities undertaken within the premises and the risks associated with occupancy.

Assessments are completed using the most appropriate Government Fire Safety Guide and relevant industry guidance.

Typical property types include:

- Offices.
- Retail units.
- Warehouses.
- Industrial facilities.
- Hospitality venues.
- Healthcare premises.
- Educational establishments.

Residential Fire Risk Assessments

For purpose-built blocks of flats and residential developments, Vantify applies BS 9792:2025 together with relevant legislation, Government guidance and appropriate industry guidance, including the Fire Safety in Purpose-Built Blocks of Flats Guide where applicable.

The assessment type selected depends upon the level of inspection required.

Residential Assessment Matrix

Assessment Type	Common Parts	Flats	Intrusive Inspection	Typical Application
Type 1	✓	Flat entrance doors only	No	Standard residential assessment
Type 2	✓	Sample flats	Yes	Investigation of suspected structural deficiencies
Type 3	✓	Sample flats	No	Assessment of escape and detection arrangements within flats
Type 4	✓	Sample flats	Yes	Detailed investigation of structural fire protection and compartmentation

Type 1 Assessment

A non-destructive assessment of:

- Common areas.
- Escape routes.
- Fire safety systems.
- Sample flat entrance doors.
- Readily accessible risers and voids where practicable.

Typically, appropriate for a standard assessment of the common parts of a purpose-built residential block, subject to the circumstances of the building.

Type 2 Assessment

A Type 1 assessment supplemented by intrusive inspection of the building structure on a sampling basis.

Typically undertaken where concerns exist regarding:

- Compartmentation.
- Fire stopping.
- Historical alterations.
- Unknown construction details.

Intrusive inspection of selected areas of the common parts.

The opening-up and reinstatement arrangements would be agreed with the client where required (and would normally be arranged directly by the client).

Type 3 Assessment

A non-destructive assessment of:

- Common areas.
- Sample dwellings.
- Smoke detection arrangements.
- Means of escape from flats.
- Interaction between flats and common areas.

Suitable where there is a need to better understand risk within residential units.

Type 4 Assessment

The most comprehensive residential assessment.

Includes:

- Common areas.
- Sample flats.
- Intrusive inspection.
- Sampling of concealed construction.
- Examination of compartmentation arrangements.

Typically reserved for higher-risk or poorly understood buildings.

6. External Walls and Cladding

As part of the fire risk assessment, Vantify will consider the external wall construction and any relevant fire safety risks that can reasonably be identified from accessible areas and available information.

Where the external wall construction cannot reasonably be determined, or where significant concerns are identified, the fire risk assessment may recommend a separate Fire Risk Appraisal of External Walls (FRAEW).

Vantify does not currently undertake:

- PAS 9980 assessments.
- FRAEW reports.
- EWS1 certification.

Independent referral routes can be provided where required.

7. Standard Limitations and Exclusions

Unless specifically agreed otherwise, fire risk assessments:

Include

- Assessment of life safety risks.
- Visual inspection of accessible areas.
- Review of relevant documentation.
- Prioritised fire safety action plan.

Do Not Include

- Fire strategies.
- Fire engineering analysis.
- Fire door surveys.
- Compartmentation surveys.
- PAS 9980 assessments.
- EWS1 forms.
- Design specifications.
- Building regulation compliance reviews.
- Structural engineering advice.
- Mechanical and electrical condition surveys.

Recommendations identify what should be addressed but do not constitute a specification detailing how remedial works should be undertaken.

Responsibility for implementing recommendations remains with the Responsible Person.

Client Responsibilities

To enable the assessment to be completed effectively, clients should provide:

- Relevant fire safety documentation.
- Access to all common areas.
- Access to agreed sample flats (where applicable).
- Information regarding significant alterations.
- Details of known fire safety issues.
- Access arrangements for any required intrusive inspections.

For Type 2 and Type 4 assessments, clients are responsible for appointing any contractor required to open up and reinstate construction during intrusive inspections.

The Vantify Ecosystem



The Vantify Ecosystem spans seven connected products:

Risk Manager - Compliance and risk management software

Supply Chain - Supply chain management and contractor assurance

CAFM - Facilities and asset management with a 24/7 Service Desk

Facilities Services - Managed building maintenance delivery

eLearning - Compliance training built to change behaviour, not just tick boxes

Intelligence - Legislation tracking and regulatory guidance

Consultancy - Specialist health and safety expertise, nationwide

Compliance. **Connected.**



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