

Fire Safety Experts Highlight Key Responsibilities in Fire Risk Assessments

Discover who holds the legal duty to complete a fire risk assessment and why it's essential for safety and compliance.

BIRMINGHAM, BIRMINGHAM, UNITED KINGDOM, June 25, 2025

/EINPresswire.com/ -- Fire safety experts urge UK property stakeholders to understand their legal obligations and act now.

London, UK – June 24, 2025 – With increased enforcement under the Regulatory Reform (Fire Safety) Order 2005 (RR(FS)O 2005), the question of who is responsible to carry out a fire risk assessment is now more critical than ever. Property owners, employers, and building managers must recognize their legal duties to ensure fire safety.

A [fire safety risk assessment](#) is a legal requirement for all non-domestic premises and communal areas of multi-occupied residential buildings. Despite this, many responsible parties either misunderstand their duties or incorrectly believe the task can be passed off without consequence.

Who's Responsible?

The law defines the “responsible person” as the individual who has control of the premises. This usually includes:

The employer, in workplaces

The building owner or landlord, in rented or managed properties

The facilities manager or managing agent

Anyone with a contractual obligation for maintenance or safety

In multi-occupancy buildings, such as office blocks or shared-use commercial spaces, responsibilities can be divided among several individuals or entities. However, this does not reduce the legal requirement for someone to ensure coordination and compliance.



Clear assignment of responsibility is essential, especially in high-risk environments like care homes, schools, and public venues. Without it, there is a danger of overlapping assumptions, and ultimately, inaction. Further details about roles and responsibilities can be found on our fire safety risk assessment resource hub.

What the Role Involves?

The responsible person is required to:
Conduct or commission a fire risk assessment UK that identifies risks and hazards

Maintain documentation of significant findings

Establish fire precautions (such as alarms, extinguishers, escape routes)

Train employees and occupants on fire procedures and safe practices

Monitor, test, and maintain all fire safety systems

Review the assessment regularly and especially when conditions change

This role is not a ceremonial title, and shouldn't be treated as such, either. It requires responsible persons to proactively examine the fire risk profile of their premises, and remain vigilant about it.

The responsible person is legally obligated to ensure all aspects of fire safety are implemented and maintained. They should refer to a fire safety risk assessment checklist to ascertain their own compliance.

Visit our [fire risk assessment services](#) page to understand how professionals can help you stay compliant.

Can This Be Delegated?

Yes. But not to 'escape' responsibility.



While the responsible person(s) are allowed to appoint a fire risk assessment competent person to carry out a fire risk assessment on their behalf, the legal burden cannot be transferred over, and remains squarely with them.

The term 'fire risk assessment competent person' is defined in legislation as referring to someone who has the fire safety know-how, the appropriate training, and the experience to carry out these highly sensitive duties properly.

Importantly, even when outsourcing to fire consultants or assessors, the duty holder remains legally liable. This makes it essential to vet the assessor carefully, ensuring they understand the specific type of premises and relevant legislation.

A fire safety risk assessment checklist helps in ensuring compliance for a responsible person. Professional support can bring clarity and compliance, but won't offer legal immunity to a fire safety legislation responsible person of their ultimate duty.

When to Review a Fire Risk Assessment?

A fire risk assessment UK should be reviewed regularly, and certainly when any of the following occur:

- Alterations to the building layout, structure, or use

- Changes in occupancy levels or demographics

- New equipment or hazardous materials are introduced

- Updates in legislation or government guidance

Annual reviews are recommended, but more frequent checks may be necessary for high-risk environments. Failure to conduct timely reviews has been a common finding in enforcement cases by fire and rescue services.

A dedicated section on [fire risk assessment in UK](#) is available to guide businesses through what to include and when to update their assessments.

Legal & Safety Consequences

The consequences of failing to comply are significant:

- Unlimited fines for non-compliance

- Criminal prosecution leading to imprisonment in serious cases, when people lose their lives to fire incidents that occurred due to the negligence of a fire safety legislation responsible person

- Invalidated insurance policies following fire damage

- Severe reputational harm for businesses and property managers

- Most critically, risk of injury or loss of life

Fire authorities across the UK continue to ramp up inspections. In recent enforcement notices, recurring themes include lack of clear responsibility, poor documentation, and outdated assessments.

Industry Response and Call to Action

Industry professionals are calling for greater awareness and accountability. A spokesperson for FireSafetyRiskAssessment.co.uk stated:

"We encounter far too many properties where the basics haven't been done. Fire safety starts

with understanding who's in charge, and taking that role seriously. A proper, up-to-date fire safety risk assessment is not just about compliance; it's about saving lives."

With changes under the Fire Safety Act 2021 and new guidance for high-rise and multi-dwelling buildings, the importance of being proactive has never been greater.

About FireSafetyRiskAssessment.co.uk

FireSafetyRiskAssessment.co.uk is a leading provider of independent fire risk assessment services across the UK. With specialist knowledge in residential, commercial, and industrial premises, the team supports property owners and managers in meeting their obligations under fire safety law.

Media Contact:

Fire Safety Risk Assessment Press Office

support@firesafetyriskassessment.co.uk

firesafetyriskassessment.co.uk

Faizan Farzand

Bizistech

[email us here](#)

This press release can be viewed online at: <https://www.einpresswire.com/article/824749097>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.

© 1995-2025 Newsmatics Inc. All Right Reserved.