



My Property

# Fire risk assessment overview

*London*



## Fire risk assessment overview

All customers have a legal obligation to carry out a Fire Risk Assessment of the demise they occupy. The overall aim is to reduce the risk of fire within the workplace by placing the responsibility of fire safety onto the employer or the appointed 'responsible person'.

Customers are reminded it is a requirement of the lease to comply with all statutory duties and regulations. We would ask you therefore to forward a copy of your Fire Risk Assessment together with the associated PEEP – Personal Emergency Evacuation Plan to the management office and security control room. Once completed your assessment will need to be reviewed in the event of significant changes in staffing, work practices or layout.

We continually carry out assessments of areas under our control, for example common parts and corridors. An important part of our compliance with the regulations is for us to ensure

all areas of the building are properly appraised by the occupants. Guidance is available for employers in a HSE publication called "Fire Safety – risk assessment – offices & shops" a copy of which can be obtained via the HSE website. The legislation anticipates employers carrying out their own assessments, or alternatively, specialist consultants being involved. This risk assessment should be regularly reviewed, especially if working procedures are changed or structural changes are made. It should also be reviewed if the responsible person suspects that the assessment is no longer valid. If you have any queries on this matter, please contact the Management Office.

**The Fire Risk Assessment should include the following areas:**

**Fire Safety Arrangements -**

With regards to the nature of the business activity.

**Fire Fighting and Detection -**

Ensure that the building is equipped with the correct and adequate fire fighting equipment and detection.

**Emergency Routes and Exits -**

All exit routes should be clearly identified and marked and all escape routes should be clear of obstructions at all times.

**Emergency Evacuation -**

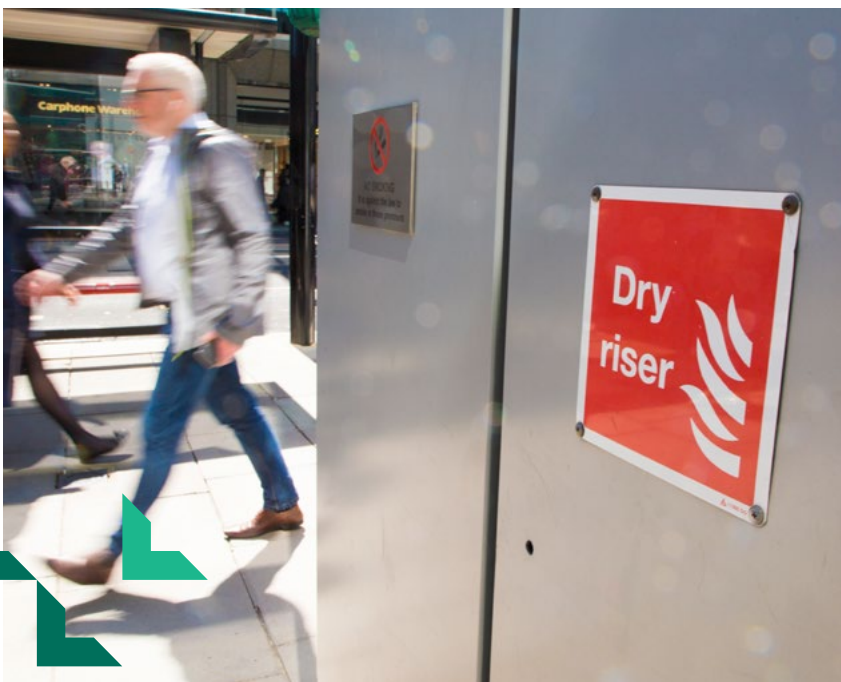
Including the use of employee evacuation plans for individuals with a physical impairment.

**Maintenance -**

Ensure all fire fighting equipment and detection is regularly maintained and officially recorded.

**Employee Training -**

Ensure that adequate training is given to all employees and officially recorded





**Landsec**  
Link

This document supports  
the information on our  
online customer portal.



*AspireAssist*  
24/7 HelpDesk



My Property



Landsec  
Portals



Knowledge  
Base

[landseclink.com](https://landseclink.com)

Publication No.  
AA019-CH819/20 Fire Risk  
Assessment Overview

## Land Securities Group PLC

100 Victoria Street, London SW1E 5JL

+44 (0)20 7413 9000

[investor.relations@landsec.com](mailto:investor.relations@landsec.com)

[landsec.com](https://landsec.com)



**Landsec**