



Fire Risk Assessments, Legislations and Guidance

Gemma Pawson L3CertFRA

The difference
between a
minor incident
and a tragedy



Fire (Scotland) Act 2005

Fire Safety (Scotland) Regulations 2006

British Standards

BS 9792:2025



**Fire risk assessment – Housing –
Code of practice**







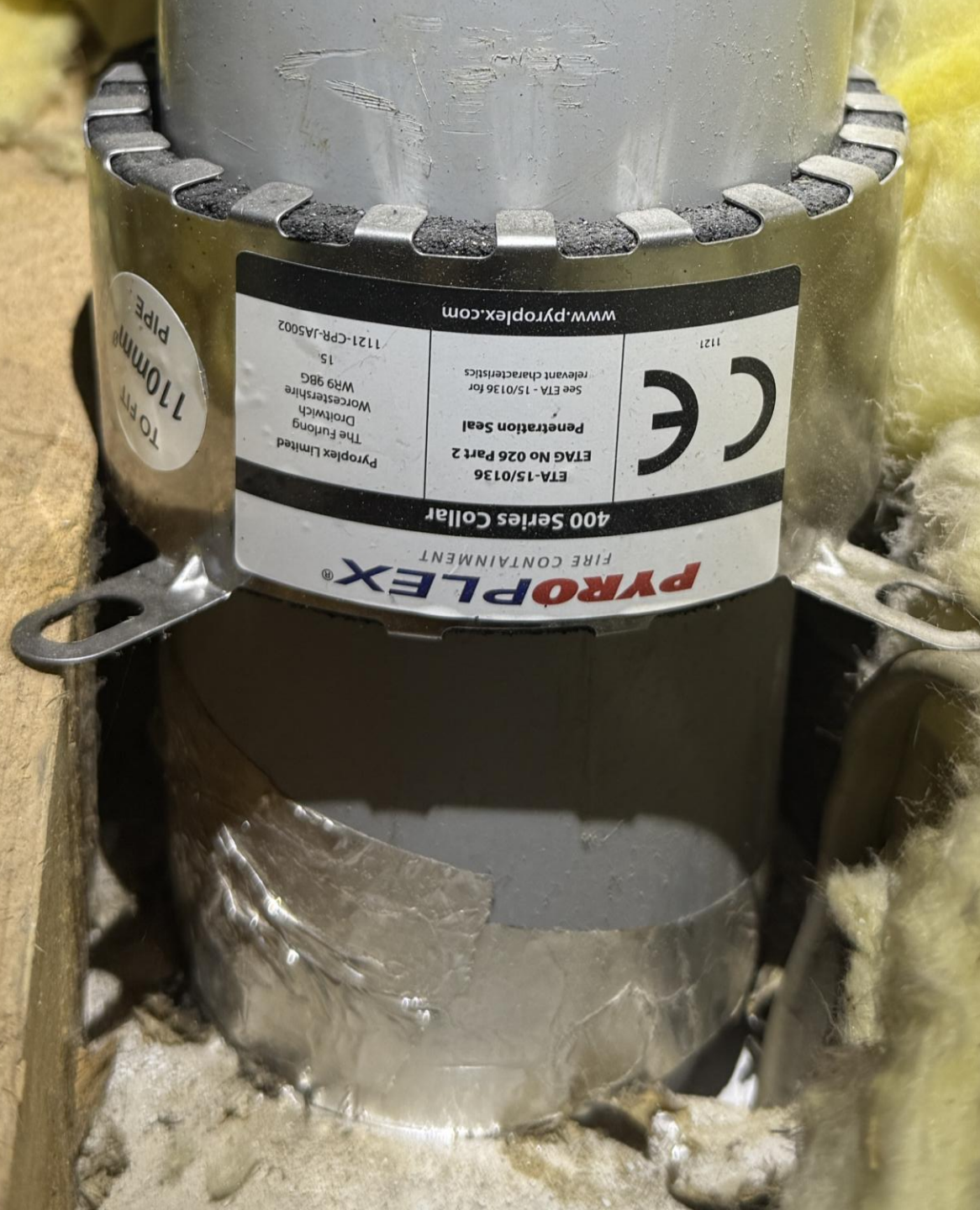












PYROPLEX®
FIRE CONTAINMENT

400 Series Collar

CE

ETA-15/0136
ETAG No 026 Part 2
Penetration Seal

See ETA - 15/0136 for
relevant characteristics

Pyroplex Limited
The Furlong
Droitwich
Worcestershire
WR9 9BG
15
1121-CPR-JA5002

www.pyroplex.com

TO FIT
110mm
PIPE



Fire Stopping Materials should comply with



BS 476

BS EN 1366

Carry out Compliant fire risk assessments for ALL stock

- **BS 8674:2025**

Fire risk assessments are not a one-time task
They must be reviewed and repeated regularly

Person Centered Fire Risk Assessment (PCFRA)



- Physical and cognitive needs
- Sensory impairments
- Lifestyle
- Behavior

Person Centered Fire Risk Assessment (PCFRA)



- Are now mandatory – NOT optional



Fire Training

**THE
CHOICE IS
YOURS!**





PROTECTING
PEOPLE, ASSETS
& ENVIRONMENT

DM Integrated Ltd Electronic Fire Alarms

Thomas Hilley – Operations Director



Introduction

WHO WE ARE

DMI are a specialist independent provider of fire and security systems EST 2009 and have now added Fire Protection Services (FPS) which covers Fire doors and Fire Compartmentation to our portfolio.

We, as a business, generally support contracts throughout the Scottish Region, however we have also carried out some works in England

Our client partnerships are mainly the public sector operating within **education, health, police/ fire authorities, local councils and housing associations**

We pride ourselves on continual community support providing opportunities for the employees and trades of the future

Our head office is located in Chapelhall, Airdrie



Capabilities



Fire Detection

- Fire Alarm Systems
- Fire Risk Assessment
- Aspirating Fire Detection
- Public Address and Voice Alarm (PAVA)
- Emergency Voice Communication (EVC)
- Accessible Systems
- Fire Suppression Systems
- Maintenance & Monitoring



Intruder

- Intruder Alarm Systems
- Panic Devices
- Wireless Solutions
- Maintenance & Monitoring



Video Surveillance

- High Definition (HD) cameras
- Internet Protocol (IP) based systems
- Video Analytics (VA)
- Artificial Intelligence
- CCTV monitoring centre



Fire Protection Services

- Fire Door Installation
- Fire Door Maintenance
- Fire Compartmentation
- Fire Dampers
- Smart Fire Door Monitoring
- Fire Extinguishers



Access Control

- Simple entry systems
- Standalone systems
- Networked systems
- Smartcards
- Wireless and off-line solutions



Autonomous IoT

DMI are committed to helping meet NET ZERO targets and are proud to offer the Autonomous IoT lighting, security and technology platform powered by renewable energy.





Accreditations

Obtaining business accreditations is an achievement of positive milestones for any business. The below are but not limited to our business achievements to date which we are continually reviewing, and this sets the next level for the overall development of our business.

These accreditations are what sets DMI apart from our competitors and this requires all of our team no matter what position within the company they hold to fully understand how critical these are to our business.

ISO 45001 Occupational Health and Safety

ISO 14001 Environmental Management System

ISO 9001 Quality Management System

Constructionline Platinum

NSI Gold for Intruder, CCTV and Access Control Systems

NSI Gold/ BAFE for Fire Detection Systems (BS5839-1: 2025 BS5839-6) and Portable Fire Fighting Equipment (BS5306)

BMTrada Fire Door Maintenance and Installation

DM Integrated In-House Team

WHO
WE
ARE

- **CAD/ Design**
- **Finance**
- **Fire Protection**
- **Human Resource**
- **Major Projects**
- **Purchasing**
- **Service/ Maintenance**
- **Stores/ Stock Control**

SFRA False Activations & Site Attendance

- SFRA Policy Affective from 1st July 2023
- SFRA will no longer attend automatic fire alarm (AFA) call outs to commercial business and workplace premises, such as factories, offices, shops and leisure facilities - unless a fire has been confirmed at the location by dialling 999.

FAQs reducing unwanted fire alarm signals

Are the exemptions only for sleeping risk premises or are there any other category of relevant premises?

The only premises that will receive an initial response from the Scottish Fire and Rescue Service (SFRS) on an alarm activation, are premises that have sleeping accommodation.

If you had multi-sensor detectors would this remove the need for the 999 calls in relation to UFAS and would this mean automatic attendance by the SFRS, as it would be treated as a confirmed fire?

Where the alarm is raised by a multi-sensor detector, the SFRS will treat this as strong indicator of fire and we will respond. However, every duty holder should have appropriate procedures in place and make a 999 call to confirm a fire where possible.



Unwanted Fire Activations

What are unwanted fire alarm signals?

Fire alarm systems provide an early warning of fire and are one of the most effective ways to keep your business, staff and customers safe in the event of a fire.

Unfortunately, most signals from these systems are not actual fires. They are false alarms often caused by cooking fumes, dust or a lack of maintenance. These unwanted fire alarm signals (UFAS) mean fire crews are called out unnecessarily.

What do I need to do next?

As a duty holder you must ensure that your premises are safe for staff, visitors and occupants in the event of a fire. You have a responsibility under the [Fire \(Scotland\) Act 2005](#) to maintain the facilities and equipment provided. Failure to do this could lead to prosecution.

Staff and occupants should be made aware of how to respond safely to AFA activations in each premises. It is recommended that you read the guidance [Investigating Fire Alarms](#) prepared by the [Fire Industry Association](#). Ignoring them or assuming the fire and rescue service has been notified could put people at risk.

You should contact your insurance company to discuss the changes in response to AFA activations, but please note that SFRS will always attend a confirmed fire.

If there is a fire you should always call 999 immediately and follow other specific strategies, such as evacuation and assembly points.

The Do's and Don'ts

What are the pit falls?

- No fire risk assessment for each property
- Incorrect detection selected for risk/ building use
- Copy and paste specifications
- Non intelligent multi- detection equipment
- Single action detection
- Lack of lifecycle of equipment
- Lack of planned maintenance
- ARC not updated to confirm sleep risk

What will assist?

- An accredited fire risk assessment confirming fire alarm category for system design
- Specification of intelligent multi-detection equipment to assist with reducing the risk of unwanted activations
- Discussion with the local SFRA to confirm their requirements are going to be met
- Review of system age/ condition
- Regular planned maintenance inspections
- Confirmation of sleep risk recorded at the ARC for these types of premises to allow this to communicated to the SFRA on activation
- Co-incidence programming for non-sleep risk properties

The Differences of System Protocols

Closed Protocol

- Systems where only a small number of installers and maintainers can obtain materials and system software
- Most companies require to bring is specialist to modify the system and provide products Normally more expensive product and rate

Managed Protocol

- Systems where a larger number of companied have access to product and training
- Only fully trained field engineers can obtain the software for approved companies
- Companies can procure direct from the manufacturer reducing the additional costs of a third-party supplier
- Less expensive equipment and more competitive rates

Open Protocol

- Open to the market for all fire alarm companies
- Normally software is available free issue however field engineers don't always have to be trained to access the software
- Equipment can be purchased from multiple distributors
- Less expensive equipment and more competitive rates

How We Can Help!

- DMI recognise that budget restraints are a reality across every area, however when planning upgrades to life-safety systems, fire doors and passive fire protection must remain a priority.
- With new legislation and increased scrutiny following recent events at Grenfell, as well as in care homes and hotels, there is now a major focus on compliance across all property types.
- As a leader in our field, DMI believe it is our responsibility to highlight any life-safety issues we identify and advise our clients accordingly. New products and technologies continue to emerge, and it's essential that the right solutions are selected to protect both life and property.
- We have a proven track record of designing, installing, maintaining and supporting fully compliant systems within the housing association sector, with a strong understanding of the challenges the sector faces.



PROTECTING
PEOPLE, ASSETS
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Scott Hughes– Head of Fire Protection Services



- I joined DM Integrated and have 30 years experience in the industry, where I gained extensive experience across repairs, maintenance, and construction, as a Joiner to trade and various managerial roles
- Today, I want to talk about why fire door installation and maintenance are vital in the social housing sector, and how compliance with Scottish regulations and certification schemes like BM TRADA underpins the safety of our residents.

Role of Fire Doors



- Fire doors are not simply fixtures; they are engineered life-saving components in any building's passive fire protection strategy
- When installed and maintained correctly, a fire door will:
- Prevent the spread of fire and smoke, protecting escape routes and giving residents crucial time to evacuate.
- Maintain compartmentation, which is especially important in multi-storey and multi-occupancy social housing.
- Protect the building's integrity, reducing the risk of total loss and aiding firefighter access.
- Every second counts in a fire. The difference between a correctly installed, fully compliant fire door and a poorly maintained one can literally be life or death.

The Social Housing Context

Social housing presents unique challenges and responsibilities. We are protecting large, diverse community's families, older adults, and vulnerable individuals often living in shared or complex buildings. From experience, the main issues we see include:

- Wear and tear through constant use in high-traffic areas.
- Unauthorised alterations that affect performance like planning down edges or removing seals.
- Inconsistent inspection routines that lead to small issues becoming major safety risks.
- That's why regular inspection and proactive maintenance are critical. They're not just about ticking a compliance box they're about safeguarding people's lives and homes.

Regulations & Responsibilities in Scotland

- In Scotland, fire safety responsibilities are governed primarily by the: Fire (Scotland) Act 2005, and Fire Safety (Scotland) Regulations 2006, as amended.
- These set out clear duties for duty holders, landlords, and managing agents to ensure that fire safety measures including fire doors are maintained in an efficient state, in efficient working order, and in good repair.
- Following the Grenfell Tower tragedy, the Scottish Government's Building (Scotland) Amendment Regulations have further strengthened standards around fire resistance, smoke control, and compartmentation.
- Additionally, Fire Door Inspection Schemes (FDIS) and third-party certification, such as BM TRADA Q-Mark, have become the benchmark for competence and assurance.
- By using BM TRADA-certified installers and maintainers, landlords and responsible persons can demonstrate due diligence, ensuring that every door is fitted, inspected, and repaired to independently verified standards.



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DM Integrated Commitment



- At DM Integrated, we take these responsibilities seriously.
- Our fire protection service is built around BM TRADA Q-Mark certification, meaning:
- Every installation and repair is carried out by trained, audited professionals.
- All works are fully traceable and recorded giving clients robust evidence of compliance.
- We provide regular inspection and maintenance programmes, tailored to the needs of social housing providers.
- We combine joinery craftsmanship with fire safety expertise, ensuring that performance, durability, and compliance go hand in hand.
- In short, we don't just install doors we deliver confidence that they'll perform when it matters most.

Conclusion

- To close, maintaining and installing fire doors correctly is not just a legal duty it's a moral and professional responsibility.
- For those of us working in social housing, it's about protecting communities and building trust through high standards and transparent compliance.
- With my background in joinery and decades in housing maintenance, I've seen how attention to detail makes the difference.

At DM Integrated, we're proud to lead the way combining BM TRADA certification, Scottish regulatory compliance, and craftsmanship to ensure every resident can feel safe in their home.



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Thank you & Any
Questions?