

FIRE RISK ASSESSMENTS

Peace of Mind Through Independent,
Qualified Assessment

- ✓ Fire stopping
- ✓ Fire rated glazing
- ✓ Fire door maintenance
- ✓ Fire rated door sets
- ✓ Fire rated composite doors
- ✓ Penetration sealing systems
- ✓ Fire curtains and cavity barriers

Neo Fire Consultancy Part of Neo Property Solutions



A PTSG company



FIRE SAFETY WITHOUT COMPROMISE

You know the feeling. The weight of responsibility for building safety rests on your shoulders, whilst regulations grow more complex by the day. You wonder if your current fire risk assessments truly protect your buildings and the people within them, or if they're just expensive paperwork exercises.

If you've ever questioned the thoroughness of your assessments, worried about liability, or struggled to implement recommendations, you're not alone.

At Neo Fire Consultancy, we understand these concerns because we've walked in your shoes. We know that genuine fire safety isn't about box-ticking it's about creating environments where people are truly protected.

As a well-established leader in the passive fire protection industry and part of Premier Technical Services Group (PTSG), Neo brings decades of fire safety expertise to this new consultancy division. Our experience in fire door maintenance, compartmentation, and repairs gives us unparalleled insight into the critical issues that fire risk assessments must address.

The launch of our Fire Consultancy division represents a natural evolution of our comprehensive fire safety services, allowing us to provide the foundational assessments which provide our customers with the base document from which all elements of the legislative requirements of fire can be addressed. With the backing of PTSG's resources and reputation for quality, we offer a level of expertise and support that standalone assessment providers simply cannot match.

Our Services:

- Fire Risk Assessments (Types 1 & 3)
- Pre-Occupancy Reports
- Occupancy Reports
- Fire Door Surveys
- Future services planned for 2026





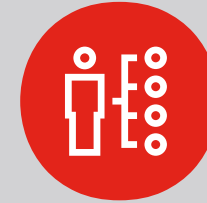
THE REALITY OF FIRE RISK MANAGEMENT TODAY

If you manage building safety, you're facing unprecedented challenges:



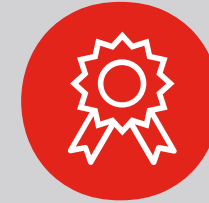
Regulatory Complexity

The Regulatory Reform (Fire Safety) Order, Fire Scotland Act, and Building Safety Act create a maze of requirements that's increasingly difficult to navigate.



Legal Accountability

The "Responsible Person" (that's you if you're an employer, building owner, landlord, or facilities manager) bares personal legal liability for fire safety failures.



Qualification Uncertainty

A recent government survey revealed only 46% of fire risk assessors are properly certified, leaving you uncertain about whom to trust.



Documentation Demands

The "Golden Thread" requirement means piecemeal record-keeping no longer suffices; you need comprehensive, accessible documentation.



Resource Constraints

You're asked to do more with less, balancing safety imperatives against limited budgets and operational demands.

The consequences of getting it wrong can be severe. In a landmark court case, an assessor received an eight-month prison sentence for "failing to provide a suitable and sufficient fire risk assessment" – a sobering reminder of what's at stake.



THE NEO DIFFERENCE: EXPERTISE YOU CAN TRUST

What sets Neo apart isn't just what we do – it's how we do it:

Qualified Assessment When It Matters Most

All Neo assessors possess Institute of Fire Safety Managers or Institute of Fire Engineers credentials as a minimum and many of the team have 25+ years of experience – often from fire brigade backgrounds where they've witnessed firsthand how fires behave and spread.

When lives depend on catching hidden hazards, this expertise makes all the difference.

True Independence for Unbiased Evaluation

Many providers use assessments to generate remediation work, creating an inherent conflict of interest.

Neo deliberately separates assessment from remediation. Our assessors function as independent third parties focused solely on accurate evaluation – their professional integrity depends on getting it right, not selling additional services.

This approach gives you confidence in the assessment's objectivity whilst still providing access to Neo's remediation services if desired – always as your choice, never as a foregone conclusion.

Digital Documentation for Seamless Compliance

Imagine having your most important fire document in an electronic format giving you the opportunity to update your actions to show your compliance with the requirements of legislation and also to be able to store all your relevant fire documentation in one "easy to access" location all ready for inspection if ever required by the enforcing body.

When a fire authority conducts an inspection, this level of documentation demonstrates your serious commitment to safety.





TAILORED TO YOUR SECTOR'S UNIQUE CHALLENGES

Different environments face distinct fire safety challenges. The varied experience of our team members allows us to address all specific sector requirements, tailoring our report to adhere to the legislation whilst taking into consideration occupants, tenants, patients and customers alike. For example:

Social Housing

Resident independence, vulnerable populations and complex landlord-tenant responsibilities.

Educational Institutions

Seasonal occupancy patterns, diverse building types, and student safety requirements whilst minimising academic disruption.

Hospitality Venues

Guest safety especially in sleeping environments whilst minimising operational impact.

Healthcare Facilities

Various evacuation challenges, patient vulnerability and specialised medical equipment considerations.





TAILORED TO YOUR SECTOR'S UNIQUE CHALLENGES

Neo offers two assessment types tailored to your specific building needs:

Type 1 – Common Parts Only (Non-destructive)

Our standard assessment focuses on corridors, stairs, and communal spaces, examining safety equipment and escape routes without disruption to building fabric.

Type 3 – Common Parts and All Areas (Non-destructive)

Extended examination includes all areas within your building, providing comprehensive data without disruption to building fabric.





THE PROCESS: STRAIGHTFORWARD AND COLLABORATIVE

We've designed our process to be thorough yet practical:

1. ON-SITE PREPARATION

We start by understanding your building's unique characteristics, reviewing plans and previous assessments to ensure efficient on-site evaluation.

2. ON-SITE ASSESSMENT

Our qualified assessor conducts a systematic evaluation, documenting observations with photography to create a clear picture of your building's fire safety status.

3. RISK ANALYSIS

We identify hazards, determine risk levels, and assess mitigation requirements with practical implementation in mind and will discuss the hazards and potential solutions whilst walking around the site with the "nominated site contact".

4. COMPREHENSIVE REPORT

You'll receive a detailed yet accessible report with clear recommendations, prioritised guidance, and supporting evidence shortly after the site visit is completed.



Neo and PTSG Fire Solutions

Neo, part of PTSG's Fire Solutions division, delivers advanced passive fire protection services across the UK.

We work with a diverse range of large organisations' responsible for thousands of fire doors and compartmentation systems, including social housing providers, local authorities, healthcare trusts, educational institutions, student accommodation providers and security-sensitive offices..

As a repairs-first company, we help save organisations thousands of pounds of unnecessary costs. We bring specialised expertise to each project, offering tailored solutions to enhance safety and ensure compliance with the highest standards. Bolster software plays a crucial role in our management of passive fire protection projects and with a track record of excellence, at Neo we're dedicated to safeguarding people and properties.

Our services include:



DRY RISERS AND
WET RISERS



FIRE HYDRANTS
AND PUMPS



SPRINKLER
SYSTEMS



FIRE DETECTION AND
LIFE SAFETY SYSTEMS



FIRE AND SMOKE DAMPER
INSPECTION AND TESTING



SECURITY
SYSTEMS



SUPPORT SERVICE
AND MAINTENANCE



PASSIVE FIRE
SERVICES



SPRINKLER PUMP
MAINTENANCE



VENTILATION AND
DUCTWORK

We've written this guide and supporting downloads to help you navigate strategic fire door maintenance. If you need further support or want to discuss your organisation's fire door requirements, we're here to help.



The most common items found when conducting a Fire Risk Assessment.



Although, many more items could will be noted.





YOUR NEXT STEP TOWARDS GENUINE SAFETY

Fire risk assessment shouldn't be just another compliance burden—it should provide genuine peace of mind that your buildings and the people within them are properly protected.

Neo Fire Consultancy offers the expertise, independence, and practical approach to make that possible.

Contact us today to discuss how we can help you move beyond paperwork to create a safer environment.

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