Learning & Consultancy Ltd

ACS Fire Safety & Training Services

Specialists in physical risk management and control since 1978



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ACS Fire Safety Department

The ACS Fire Safety Department sits within ACS Health, Safety, and Wellbeing Consultancy Division which is headed by ACS **CEO Prof Roger Willey BSc(Hons) PhD FRSA CFInstP CFIOSH,** and **ACS Managing Director Emma Willey MA FRSA** and staffed by a range of risk management professionals, technicians and trainers.

True to the ACS philosophy that comprehensive risk management consultancy incorporates the three pillars of professional, technical and training support, ACS specialises in fire safety strategy and policy (audits, reviews and management system development); technical assessing (fire safety risk assessments, premises inspections); and fire awareness and warden training. To this end, our fire safety consultancy team includes both physical risk management specialists and highly qualified and experienced fire safety consultants and technicians. ACS also maintains a strategic partnership with a national property and construction consultancy to provide specialist expertise on structural and building material considerations insofar as they relate to fire safety risk management.

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The ACS Operations and CRM Department works alongside the fire consultants and technicians to manage client relations, commercial aspects and logistical issues such as resource allocation and works schedule planning. This team includes two members of the ACS Senior Management Team as well as technical administration personnel.

Collectively, they ensure that each commission is managed centrally and properly controlled, which involves the electronic logging and monitoring of all enquiries and commissions to deliver works on time, on budget and with high quality standards.

BAFE SP205 Certification

ACS Consultancy has achieved BAFE SP205 third-party certification and BAFE registration for life safety fire risk assessments. This reflects our commitment to a professional, structured approach to fire risk assessment, helping organisations understand their fire safety responsibilities and manage risks effectively.

Our experienced fire safety consultants provide practical, tailored support to organisations across Scotland, helping them make informed decisions about fire safety and the protection of people using their buildings.

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ACS Fire Services



Fire Risk Asessments



Fire Safety Audits & Compliance Checks



Fire Safety Management & Policies



Fire Safety Training & 24/7 Online Courses

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Fire Risk Assessment Duties and Duty Holders

We bring over a decade of specialist experience in fire safety consultancy, risk assessment, and training. Whether it's a commercial office, or residential building, we take a comprehensive, regulation-aligned approach to fire risk management helping our clients stay compliant, protect lives, and minimise risk with confidence.

Under **current fire safety legislation,** all persons in control of premises known as **Duty Holders are required to carry out fire risk assessments.** This means identifying potential fire risks and taking appropriate measures to safeguard anyone who may be affected.

This legal duty applies to employers (for workplaces) and landlords (for non-domestic premises and shared areas of domestic buildings), and is in addition to the employer's responsibility to protect their staff.

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Tower Blocks

In July 2009 a serious fire in a tower block known as Lakanal House in London resulted in 6 people dying. The Coroner's Court expressed concern over the actions of the Landlord in this case, in particular over the lack of control over building works in ensuring compliance with fire safety.

One criticism was the removal of asbestos materials and replacement with inferior products. In response, ACS established a partnership with a national commercial building surveying firm to enable the integration of structural appraisal into the Fire Risk Assessment of tower blocks, ensuring the important aspects of structural integrity are properly analysed.

"It is a strong recommendation that those organisations responsible for the management of high-rise blocks, carry out an assessment of fire risk in the building, as part of their corporate responsibility." while recognising that "A fire safety risk assessment is not, however, legally required under Part 3 of the Fire (Scotland) Act 2005, for the common areas of domestic premises."

Scottish Government Practical Fire Safety Guidance for Existing High-Rise Domestic Buildings

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Learning from Grenfell: Why Fire Safety Can’t Be an Afterthought



The 2017 Grenfell Tower tragedy claimed 72 lives. The final report, published in September 2024, identified critical failures in fire safety planning, risk assessment, resident protection, and regulatory enforcement. It confirmed what many in the industry feared: decades of systemic neglect, poor communication, and unqualified decision-making led to one of the UK's worst housing disasters.

What This Means for You

Whether you’re a housing provider, property manager, or landlord, the report's recommendations make clear that the legal and moral duty to protect lives has never been greater.

There is a renewed push toward:

- Regulated, accredited fire risk assessors
- Mandatory fire strategies for higher-risk buildings
- Clear accountability in refurbishment and construction project
- Better protection for vulnerable tenants through Personal Emergency Evacuation Plans (PEEPs)

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Fire Safety and Warden Training Course

Our Fire Awareness & Warden Training is a half-day course designed for employees appointed to act as fire wardens, equipping them with the knowledge and confidence to manage fire risks and support safe evacuations. The training covers fire behaviour, people's typical responses in fire situations, the role and duties of a fire warden, and effective emergency procedures.

Course Content

- Legislative framework
- Legal duties of managers
- Roles and responsibilities of the Fire Warden
- Fire Evacuation Strategy
- Causes of fire / Fire Triangle
- Understanding the Fire Risk Assessment

More Information

- All employees including fire wardens and managers should attend
- Course lasts half a day
- ACS Learning and Consultancy Ltd Certificate

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Fire Door Saftey

When installing a fire door, it is crucial to do so properly as incorrectly installed doors can have dangerous consequences, putting lives and property at risk as the door may not be able to function as intended during a fire.



Installing fire doors provides:

- Reduced spread of fire and smoke
- Emergency services with access through a building
- Protection of people with mobility issues



The ACS Fire Safety Department offers fire doors inspection services across Scotland. We resolve challenges of legal compliance and best practice with comprehensive fire safety strategy.

"All fire doors should be assessed regularly to make sure they are likely to meet the minimum standard and you should review whether a fire risk assessment on affected buildings is necessary. This assessment should also consider how quickly these Manse Masterdor doors should be replaced, using a risk based approach e.g. where these doors are located in flatted or sheltered accommodation that open to a common area."

Scottish Government Practical Fire Safety Expert Panel

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Contact ACS Division

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ACS Lead Fire Risk Consultant, **Edward Duffy BA BA Cert IOSH, MIFSM** is a highly experienced fire safety professional holding qualifications as an OHSAS 18001 Internal Auditor, Clerk of Works, and Fire Risk Assessor, and has been specialising in fire safety, conducting risk assessments, fire investigations, and delivering fire safety training for the past 12 years.

Contact Eddie: eddie@acsrisk.com



Ed O'Donnell is a qualified Building Surveyor with a BSc degree, a NEBOSH National Certificate in Fire Safety & Risk Management and a NEBOSH General Certificate in Occupational Health and Safety. He is also a Member of the Institute of Fire Safety Managers (MIFSM). With over 25 years' experience in health, safety, and regulatory compliance, Ed has developed extensive expertise across many sectors, including local authority, commercial, and retail.

At ACS, Ed focuses on fire safety management, carrying out fire risk assessments and compliance audits to support organisations in meeting statutory obligations and achieving best practice. He works collaboratively with clients and stakeholders at all levels, providing practical, compliance-focused advice tailored to each organisation's needs.

Contact Ed: edodonnell@acsrisk.com

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HEALTH, SAFETY AND WELLBEING SERVICES
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Established in 1978

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