

Control Risks

50 >> Fifty years of
looking forward

**Fire and Life
Safety (FLS)**

Fire and Life Safety (FLS) is essential

Ensuring compliance with relevant building codes and fire standards is essential – not only to reduce liability but also to fulfil duty of care requirements. It's about creating environments where people feel safe and secure.

Early integration with the project lifecycle is the key to a successful FLS strategy. Organisations should follow a phased approach to decision-making, identifying opportunities for technology-enabled solutions, avoiding cost duplication, and addressing potential roadblocks.

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► Our approach


Control Risks delivers FLS strategies that are practical, achievable, and meet applicable standards, codes and requirements.

We help organisations across the infrastructure value chain, guiding projects from start to finish, assessing risks and developing mitigation strategies – from anti-corruption programmes to physical security and fire safety system design. We help create and enhance risk-averse future developments and connect regulatory requirements to practical scenarios – all while producing operational efficiency.


Our five core consulting areas include:

 **Life safety evaluation and reviews**

Review of existing FLS controls and measures to assess compliance with the applicable codes and regulations as part of a robust assurance process

 **Emergency response strategies**

Development of actionable emergency planning strategies and supporting documentation, including incident reporting, verification and response protocols

 **FLS master planning**

Development of holistic conceptual FLS strategies and fire management plans to be incorporated into the project masterplan design stage

 **Security and building management system integration advice**

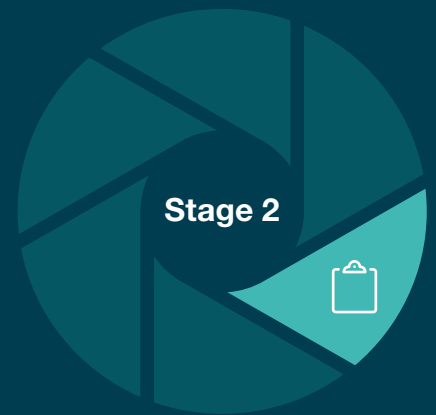
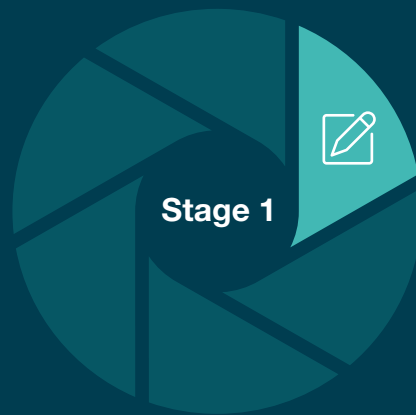
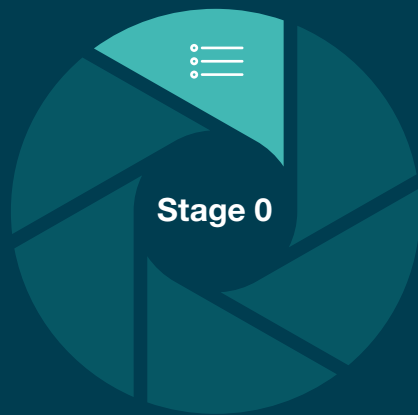
Development of requirements and specifications for FLS controls and automation alongside integration with security systems and other non-fire related building management systems and smart applications

 **Independent, third-party peer reviews**

Independent review and validation of FLS designs and the systems and proposed technology to ensure they meet the design intent and are compliant with applicable codes and regulations

➤ FLS and the design process

Our FLS consulting services align with the Royal Institute of British Architects (RIBA) plan of work stages and can be easily mapped against each work stage.



Strategic definition

- **Fire safety foundation**
Summarise the vision, objectives, and preliminary risk considerations
- **Governance guidelines**
Establish governance guidelines and develop an organisational structure
- **Authority roadmap**
Identify a strategy to manage fire safety approvals

Concept design

- **Fire safety brief**
Develop a detailed, project-specific fire safety brief addressing goals and objectives
- **Risk assessment and mitigation strategies**
Consider protecting reputation, business continuity, property protection, and loss of revenue
- **Post-incident analysis**
A post-incident analysis framework is established by reporting procedures, data collection methods, key performance indicators, and stakeholder review processes to evaluate incidents

Preparation and brief

- **Concept design review**
Review document compliance status and project risks
- **Compliance checklist**
Summarise alignment with Civil Defence and applicable codes
- **Feedback log**
consolidate comments and recommended actions for design consultants

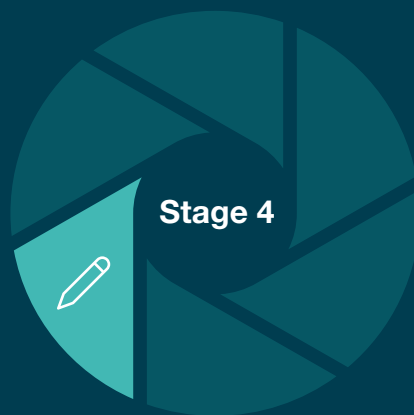


Stage 3



Spatial coordination

- **Preventative action plan**
Assess the level of risk and develop a preventative action plan
- **Action tracker**
Identify fire safety challenges and monitor their resolution with the design teams
- **Updated compliance matrix**
Ensure each discipline's design meets FLS objectives

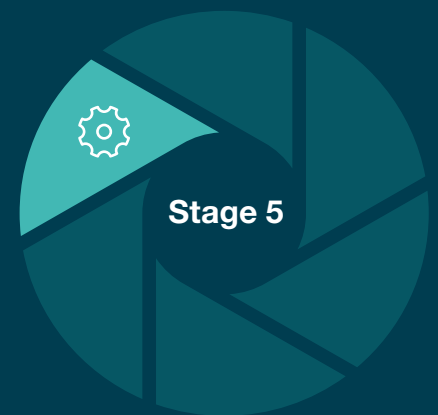


Stage 4



Technical design

- **Technical review support**
Detailed commentary on drawings and specifications
- **Authority submission**
Ensure all necessary FLS documents are completed for review by the appropriate authority
- **Custodian services**
Represent you as a subject matter expert in all fire safety meetings



Stage 5



Manufacturing and construction

- **Inspection and conformance**
Represent you in assessing and approving construction materials and material safety data sheets; inspect and verify proposed system installations to verify compliance
- **Client briefings**
Update installation status, potential risks, and countermeasures
- **Continuous improvement**
Confirm that the project continues to meet approved specifications



➤ Why Control Risks?

Our independence, sector knowledge and experience position us to act as your advisor on large, complex projects.

We deliver:

- Confirmation of consultant and contractor competence
- Review (or development) of security operational requirements for FLS systems
- Technical review and quality assurance of contractor deliverables, including reports, drawings and procedures
- Market benchmarking for strategy, concepts and equipment specifications
- Guidance on industry regulation, legislation and best practice

- Technical tender assessment
- Technical support during security equipment installation, testing and commissioning
- Client support during sign-off, handover and close-out of the construction phase

We ensure:

- A comprehensive and integrated end-to-end approach
- Sufficient effort has been made to balance capital and operational expenditures and to optimise long-term expenditure on FLS

- Minimisation of expensive design changes and retrofitting
- Suitable guarantee of the design contractor's deliverables
- Suitable compliance with international and national standards, regulations, and established best practice
- Reduction of expenditure on unnecessary, inappropriate or ineffective equipment
- Thorough understanding of the potential risks









Our team helps organisations across the infrastructure value chain, guiding projects through every stage. Equipment contractors deliver products to the correct specifications





► Some of our current clients

Our independence, sector knowledge and experience position us to act as your advisor on large, complex projects.

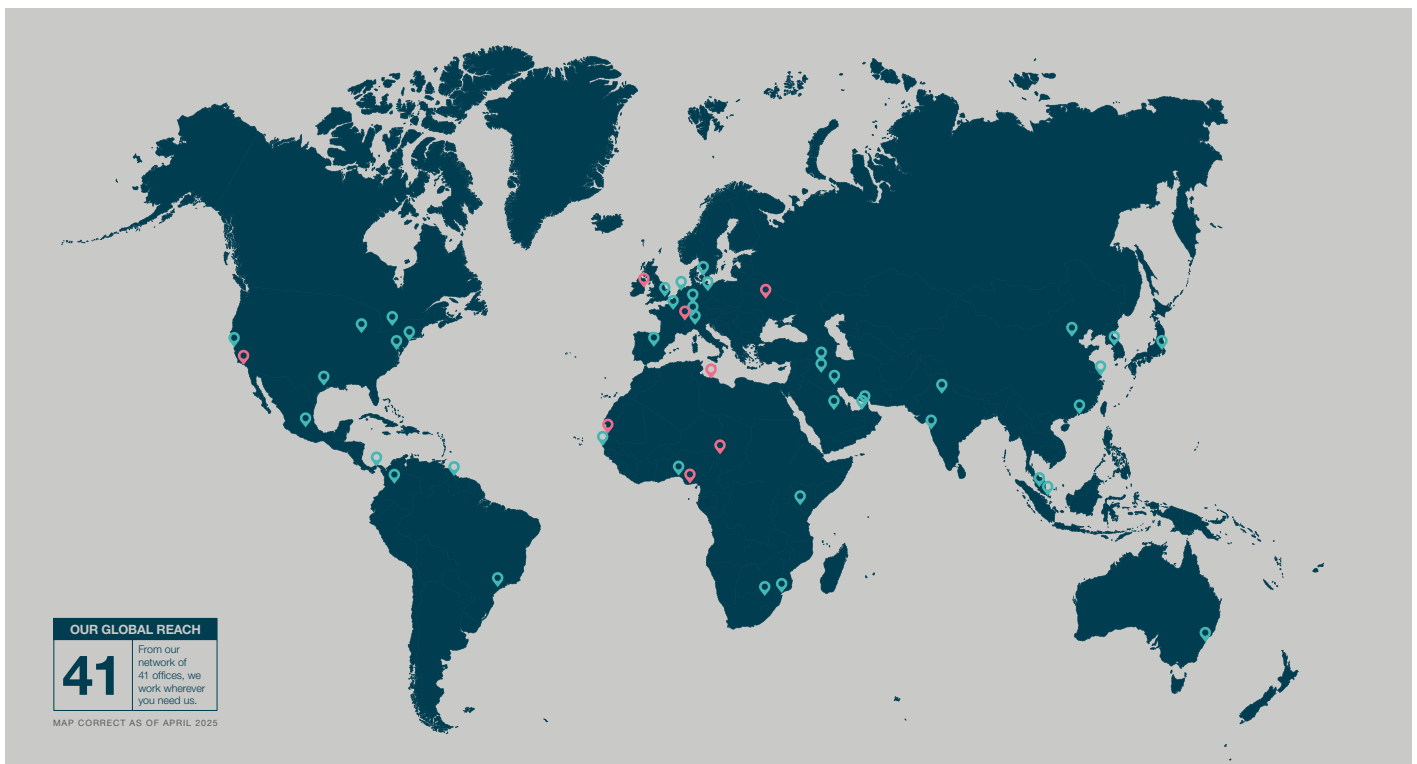
	King Salman Stadium Location: Riyadh, KSA Capacity: 92,000 seats Status: Concept design stage		Lusail Stadium Location: Doha, Qatar Capacity: 80,000 seats Status: Operational
	Nahda Entertainment Complex Location: Riyadh, KSA Capacity: 25,000 seats Status: Under construction		Abu Dhabi Airport Location: Abu Dhabi, UAE Capacity: 45m/year Status: Under construction
	Seaworld Abu Dhabi Location: Abu Dhabi, UAE Capacity: 15,000 tickets Status: Operational		Oman National Grounds Location: Al Suwayq, Oman Capacity: 40,000 seats Status: Concept design stage
	Dubai Metro Enhancements Location: Dubai, UAE Capacity: 12,000 passengers/hr Status: Operational		Msheireb Downtown Tram Depot Location: Doha, Qatar Capacity: Trained staff Status: Operational



► About Control Risks

Control Risks is a specialist risk consultancy with over 50 years of expertise in helping organisations to become secure, compliant, and resilient.

Our Security Design Engineering team and FLS specialists have helped secure some of the largest built environment projects around the world.



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➤ Contact our team

Our team has extensive global experience supporting complex projects and negotiating FLS requirements between stakeholders.



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Control Risks is a global specialist risk consultancy that helps create secure, compliant and resilient organisations, providing the insight and intelligence to realise opportunities and grow.

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