Consider your legal duties

WE are raising the awareness of fire training in this edition - an essential part of a company's responsibilities.

There are many variables to consider when a disaster such as fire occurs, which is why we have listed different actions from a snapshot of various business sectors.

By Mark Palmer HASAW

Remember, completing a fire drill is the best way to practice the emergency evacuation procedure - so practice...often! It is a legal requirement to account for all individuals in an emergency such as fire.

Mark Palmer from HASAW is aiming to raise awareness in terms of fire safety.

© Business Times

Care Home

Likely actions to include:

- Written Personal Emergency Evacuation Plans for each resident
- Training with physical aids to move residents (chair lifts, frames, ski pads)
- Understanding the fire panel
- Stay put policy for many residents
- Progressive horizontal evacuation

Building Sites and Contractors

- Site controls for high risk work (method statements/ hot work permits)
- Raising the alarm
- Shut down and power isolation
- Using the appliances
- Place of Assembly

Public Places

- Investigating the incident prior to sending general warning
- Leadership in evacuating high volumes of general public/mixed ages
- Working effectively with colleagues
- Liaison with fire services
- Organising occupants to the assembly point/ preventing re-entry to the building

Office / Retail

- How your emergency procedure dovetails with others in a multi-occupancy building
- Electrical safety and power isolation
- Familiarity with the fire alarm and use of extinguishers
- Clearing the area you are responsible for
- Actions to be taken when meeting at the assembly point

You have a legal responsibility to ensure all occupants can leave the building safely. Let us help you in training the staff and formulating your emergency plan.

Call to book a two-hour training session at your place of work.

All attendees receive a training certificate, receive free hi-vis vests and get to use some extinguishers

Call 08000 838114 or email karen@hasaw.co.uk

Five years old, thirty years young

GORELL Barnes are pleased to celebrate the end of our fifth year in business as the only firm of commercial surveyors and property consultants wholly and solely dedicated to the expanding North Northants region of our county, including Wellingborough, Kettering, Corby and East Northants.

Set up in 2010 to dedicate ourselves to this area of regeneration and expansion, our USP has been very successful.

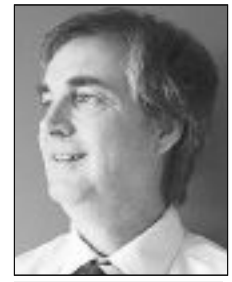
The chartered surveying practice has been involved in almost all the disciplines associated with a leading firm of property consultants including planning, development, investment, agency including acquisition, valuation, rating reductions and landlord and tenant work, both at lease renewal and rent reviews, but also lease restructuring to benefit both the landlord and the tenant.

Over the years we have achieved record rents; for example on the Little Addington Industrial Estate and also in Corby. Record freehold values of property for instance, in Corby, have also been secured by Gorell Barnes.

We were involved in the biggest warehouse transaction in 2012, in Kettering on the Telford Way Industrial Estate, and have marketed some of the most prestigious properties, for example, part of the RCI building in Kettering.

Our five-year anniversary coincides with me being in the county for 30 years and it is our considered opinion that this experience and deep knowledge of the local market has been largely responsible for our success over the last half decade.

As an example, we have a deep knowledge of occupiers which can only be gained by longevity and experience and this resulted in us securing an off-market deal on the Oakley Hay Industrial Estate by acquiring 63,000 sq ft, with resulting benefits for the freehold purchaser and also my client, the tenant who took a new five-year lease. The off-market nature of the transaction allowed the purchaser/landlord to achieve an acquisition that in both our opinions was at below open market value and, therefore, my client was able to benefit from a more concessionary rent. This was only due to the experience and knowledge of the respective surveyors who have both 'worked the patch' for very many years and have professional relationships on a national basis, too.



By John Barnes Gorell Barnes

Gorell Barnes like to think that partly as a result of our staying power in the local market, we have built up a enviable reputation of trust and professionalism that is probably best demonstrated by receiving repeated instructions from many clients.

Clients include owner-occupiers and tenants looking to benefit from our added value of the services mentioned above and it is especially welcome that some instructions have come around again, even after perhaps 25 years. Such an example is that an initial lease that I granted back in the Eighties and which is now due for renewal. Examples of this include the Phoenix Parkway Estate in Corby and the Denington Industrial Estate in Wellingborough.

I am also very gratified and grateful to clients who have returned to me after setting up Gorell Barnes; such as Pall Mall Investments, one of the leading property investment companies in the UK, who deal in the industrial market and who have sizeable holdings in Wellingborough and Corby but are nationally based with over £450 million worth of property in 131 locations with over 1,000 tenants.

We have been able to give overall advice working closely with their asset manager and their management surveyors which has included providing added value with both lease restructuring and financial re-gearing allowing Pall Mall to maximise on the opportunities in the market as the confidence has returned to commercial property.

We have a new newsletter on development and investment, two areas of the market that can be exploited for the benefit of clients, and will be happy to mail this to interested parties.

Contact John Barnes by email at john@gorellbarnes.com or call 01536 330100.

Gorell Barnes has been involved in some of the biggest transactions in the north of the county over the past five years.

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