

FIRE STATEMENT

Fire appliances and evacuation routes

- The building is a two storey HMO (8 bedrooms) with a single protected staircase.
- All bedrooms and habitable rooms have FD30s fire doors with self closers.
- Escape lighting is provided to BS 5266-1.
- Evacuation strategy is simultaneous evacuation as confirmed in the consultation.

Evacuation strategy

- All residents will evacuate together at the same time in the event of fire.
- This approach is supported by the fire alarm system (Grade A, LD1 to BS 5839-6).

Passive and active safety measures

- Passive: 60 minute compartmentation of stairwell, FD30s doors, plasterboard/timber partitions, protected single stair.
- Active: Automatic fire detection system, emergency lighting.

Access and facilities for firefighting

- The property is accessible directly from Nyewood Lane.
- Fire appliance access and water supply are compliant with ADB Volume 1, Section B5.

Ongoing maintenance and fire safety management

- A fire safety information file will be handed to the Responsible Person on completion (Regulation 38).
- Regular inspection, testing, and maintenance of alarms, lighting and doors will be carried out.
- Tenants will be able to report defects, with the Responsible Person arranging remedial works.
- A fire risk assessment will be reviewed and updated regularly.