



Grand Union Village

Fire Statement

For ISG

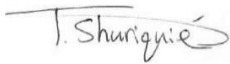
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Bernice Wong – Bernice has over eight years’ experience of working in a fire safety consultancy role and has a PhD in Structural Fire Engineering from the University of Sheffield. Bernice is a Chartered Engineer with the Institution of Engineering and Technology and obtained this status in 2016. With an in-depth understanding of the relevant standards, regulations, and fire safety principles, Bernice is able to deliver fire engineering services to complex projects of varying scales, from small historical site refurbishments to large mixed-use developments, satisfying the priorities of the design team and the client.

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1. INTRODUCTION

Hydrock has been commissioned by ISG to provide a Fire Statement document for the London Borough of Ealing for the Grand Union Village development at the site addressed as Broadmead Road, Northolt, London.

1.1 Fire Safety Guidance

This Fire Statement has been developed to satisfy the requirements of the London Plan Policy D12 (A and B). BB100:2007 will be used to demonstrate compliance with the Part B (Fire Safety) functional requirements of the Building Regulations 2010 (as amended). Where no specific provision is mentioned in this Fire Statement regarding any particular aspect reference should be made to BB100:2007.

It is noted that this guidance document does not set out statutory requirements; they are intended to provide guidance only for generic building designs. An alternative approach can be applied to achieve an acceptable level of safety commensurate with the functional requirements of the Building Regulations 2010 (as amended). Whilst alternative methods have been based on accepted codes of practice, they will be subject to the agreement of the approving authorities.

The Fire Statement demonstrates that the development will provide a sufficient level of fire safety in regard to the life safety of occupants and firefighters.

1.2 Fire Statement

The purpose of this Fire Statement is to outline the fire safety design of the development and to demonstrate that all structures, systems, and components related to the Grand Union Village development are designed to reduce the risk to life and the risk of serious injury in the event of a fire. Additionally, the Fire Statement will demonstrate that the fire safety design of the development will enable duty holders to consider and manage the risk of fire, as well as enabling suitable provisions for the Fire and Rescue Service and firefighting operations.

This Fire Statement sets out the following objectives:

- Demonstrate that the development meets Part B (Fire Safety) functional requirements of the Building Regulations 2010 (as amended);
- Demonstrate that the fire safety of the development has been considered from the outset and satisfies the requirements of the London Plan Policy D12(A) and D12(B);
- Identify any fire safety risks of the development and to outline mitigatory measures in place;
- Identify any risks to Fire Service access and provisions for firefighting and to outline mitigatory measures in place;
- Present a clear, concise overview of the fire safety design of the development which provides sufficient information to the relevant authorities and duty holders.

Policy D12(B) of The London Plan states that “all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor”. Policy D12(B) further specifies that the Fire Statement should detail how the development proposal will function in terms of:

1. The building’s construction: methods, products, and materials used, including manufacturers details;
2. The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach;
3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures, and associated management and maintenance plans;
4. Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
5. How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building; and
6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

1.3 Basis of Report

This Fire Statement was developed based on the following drawings provided by Noviun Architects. This is outlined in Table 1.

Table 1 Information on which the Fire Statement is based

Description	Drawings No.	Revision	Date
Ground Floor GA	FS0729 - NOV - 00 - DR - A - 3000	P5 – S0	30.04.2021
Roof Level GA	FS0729 - NOV - V1 - RF - A - 3020	P2 – S0	30.04.2021
Community Use Plan	FS0729 – NOV - V1 - 00 – DR – A – GA Plan	-	07.04.2021
Water Utilities Map	Affinity Water Map – Grand Union Village School	-	07.04.2021
Site Plan	GUV-COL-00-XX-DR-L-1000	12	17.08.2020
Fire Strategy Site Plan	FS0729 NOV V1 00 DR A 1400	S0-P0.1	14.05.2021
Elevations	Z0503-NOV-B1-XX-DR-A-04001	P3 – S0	30.04.2021
External Wall Types	FS0729-NOV-XX-DR-A-6001	S0-P0.2	14.05.2021

2. PROJECT OVERVIEW

2.1 Building Description

Grand Union Village development is a proposed new primary school located in Northolt, London. The building comprises a single storey, with roof access for maintenance purposes only. The site can be accessed via Broadmead Road and Ballinger Way as illustrated in Figure 1.

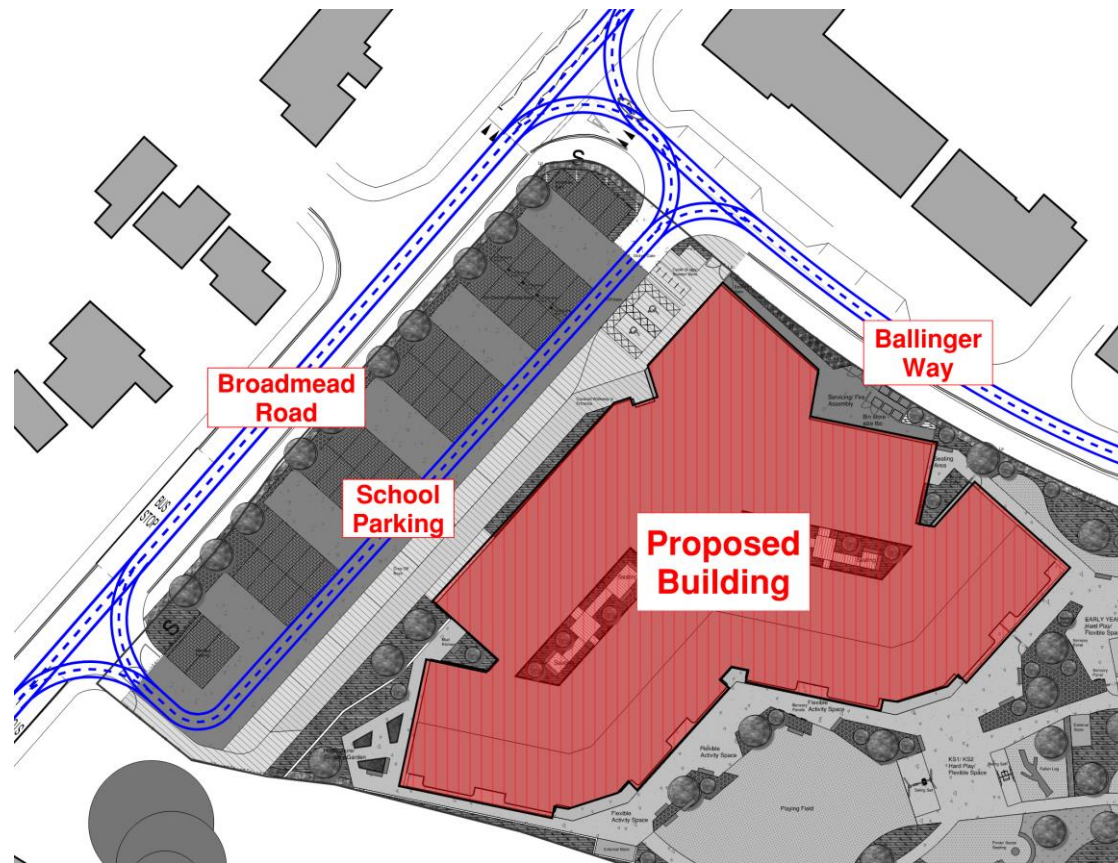


Figure 1 Proposed site plan

The general arrangement of the ground floor is shown in Figure 2. The ground floor will comprise of the main hall along with a number of staff offices, classrooms, a kitchen area, specialist teaching spaces, a hydrotherapy pool and play rooms associated with the pool facility. The floor plan is separated into four separate compartments to achieve compartment areas less than 800m². Only the main hall area is to be open to the general public during specific events organised in conjunction with the school management. The general arrangement for the roof area is shown in Figure 3. The roof is provided access via two ladders which discharge direct to the external on the ground floor. These stairs are not accessible from the inside of the building. It is confirmed that the roof area is only designed to be accessible for maintenance purposes. The pitched portion of the roof is to be designed as a green roof.

In support of this Fire Statement, the respective Fire Safety Strategy report, prepared by Hydrock, can be provided upon request.

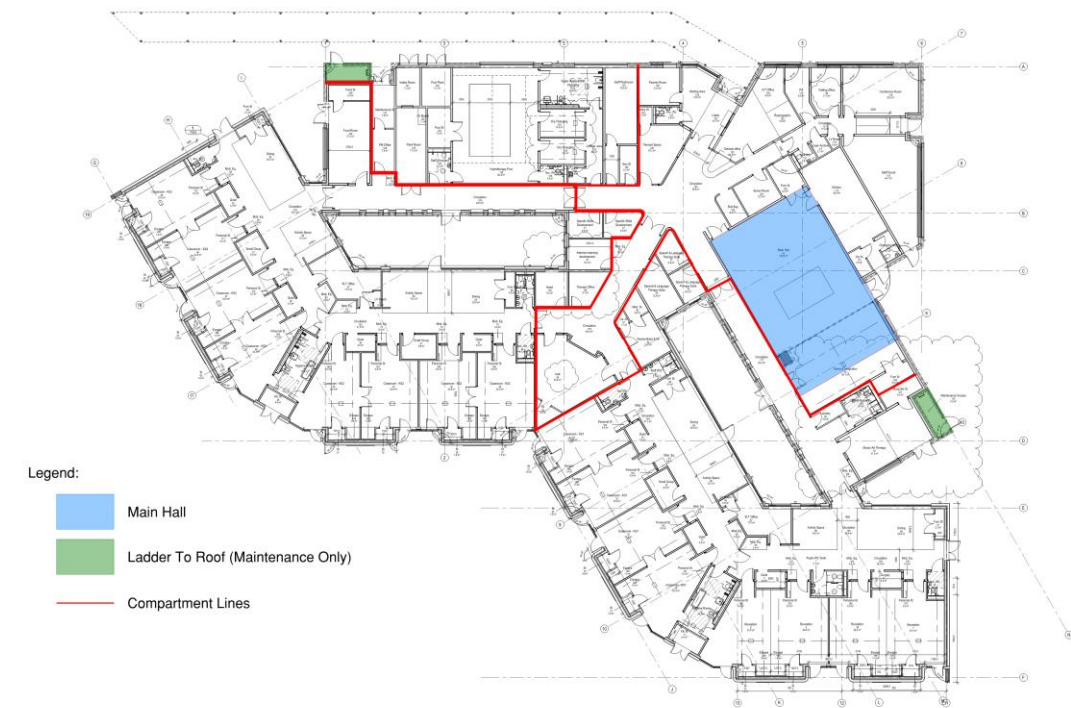


Figure 2 Ground floor general arrangement



Figure 3 Roof general arrangement

3. MEANS OF ESCAPE

This section of the Fire Statement is aimed at providing information in regard to the means of escape for occupants. In accordance with the London Plan (2021), the proposed means of escape satisfies the policy requirements as indicated in Table 2.

Table 2 Means of escape London Plan policy references

Policy Reference	Policy Requirement
Policy D12 – Clause A1	<i>[Development proposals must ensure that they] identify suitably positioned and unobstructed outside space:</i> - For fire appliances to be positioned on - Appropriate for use as an evacuation assembly point
Policy D12 – Clause A4	<i>[Development proposals must ensure that they] provide suitable and convenient means of escape, and associated evacuation strategy for all building users.</i>
Policy D12 – Clause A5	<i>[Development proposals must ensure that they] develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.</i>
Policy D12 – Clause B2	<i>[The Fire Statement should detail how the development proposal will function in terms of] the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.</i>
Policy D12 – Clause 3.12.5	<i>Developments, their floor layouts and cores need to be planned around issues of fire safety and a robust strategy for evacuation from the outset, embedding and integrating a suitable strategy and relevant design features at the earliest possible stage, rather than features or products being applied to pre-determined developments which could result in less successful schemes which fail to achieve the highest standards of fire safety.</i>
Policy D12 – Clause 3.12.7	<i>The provision of stair cores which are suitably sized, provided in sufficient numbers and designed with appropriate features to allow simultaneous evacuation should also be explored at an early stage and provided wherever possible.</i>
Policy D5 – Clause B5	<i>[Development proposals should] be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.</i>

3.1 Evacuation Strategy

The evacuation strategy for the Grand Union Village development is based on a single-stage simultaneous evacuation strategy where all occupants within these areas are to be alerted/evacuate immediately on fire detection. On activation of a fire detector or manual call point, all sounders within the building will activate to evacuate everyone.

3.2 Horizontal Means of Escape

There are four dedicated final exits. Furthermore, the main hall includes its own dedicated exit. Most classrooms are provided with their own dedicated exits.

All travel distances within the building are in accordance with the maximum limits permitted in BB100:2007.

The fire detection and alarm system (covered in Section 4 – Active Fire Safety Measures) will have interfaces and links as necessary to operate equipment/devices so as to not impede on the safe escape of occupants.

3.3 Vertical Means of Escape

The roof is provided access via two ladders which discharge direct to the external on the ground floor. These ladders are not accessible from the inside of the building. It is confirmed that the roof area is only designed to be accessible for maintenance purposes.

3.4 Provisions for Disabled Occupants

An evacuation management procedure for disabled occupants will need to be incorporated into the Fire Safety Management Strategy. This is the responsibility of the end user of the building or ‘The Responsible Person’. All escape routes are at a level threshold.

3.5 Evacuation Assembly Points

The final assembly points for occupants in the event of an evacuation is chosen to be on the private car park (to the north) and gardens (south). This is to ensure occupants can assemble a safe distance away from the building in an evacuation incident as well as not to impede on the Fire Service access to the site. The potential assembly locations are illustrated in Figure 4.



Figure 4 Evacuation assembly point

4. ACTIVE FIRE SAFETY MEASURES

This section of the Fire Statement is aimed at providing information in regard to the active fire safety measures recommended for the development. In accordance with the London Plan (2021), the proposed active fire safety measures satisfy the policy references as indicated in Table 3.

Table 3 Active fire safety measures London Plan policy references

Policy Reference	Policy Requirement
Policy D12 – Clause A2	[Development proposals must ensure that they] are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.
Policy D12 – Clause B3	[The Fire Statement should detail how the development proposal will function in terms of] features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans.

4.1 Fire Detection and Alarm Systems

The fire detection and alarm systems are to be designed, installed and commissioned in accordance with BS5839-1:2017. It is proposed that Grand Union Village development is provided with a Category L1 fire detection and alarm system, designed and installed in accordance with in BS5839-1:2017. This system is designed to give early warning for escape from specified high fire risk areas before escape routes that become impassable due to presence of fire, smoke or toxic gases. An overview of the coverage of the system is noted below:

- Provided within all circulation routes, escape routes, and rooms off of escape routes;
- Provided within all plant rooms.
- In all voids greater than 800mm.

Manual call point locations should be in accordance with BS5839-1:2017 and should be fitted with covers that can be moved to provide access to the operating element.

4.2 Smoke Ventilation

There are no smoke ventilation systems within the development. In accordance with BB100:2007, there are no requirements for smoke ventilation, and due to the size, use, and layout of the building, this is not considered to adversely impact on life safety or serious harm to occupants.

4.3 Emergency Signage

Escape signage is to be provided throughout the building designed and installed in accordance with BS5499:2013. Signage utilised throughout the building is to be consistent and in accordance with BS ISO 3864-1:2011.

4.4 Emergency Lighting

Emergency lighting is to be provided throughout the development designed, installed and commissioned in accordance with BS5266-1:2016.

4.5 Automatic Water Fire Suppression Systems (AWFSS)

The building does not contain a storey more than 30m above ground level and thus there is no height-trigger requirement for the provision of a sprinkler system. There are also no other compensatory features in which a sprinkler system would be considered necessary.

The compartmentation strategy is highlighted in Figure 5. Each compartment is limited to a size that is less than 800m².

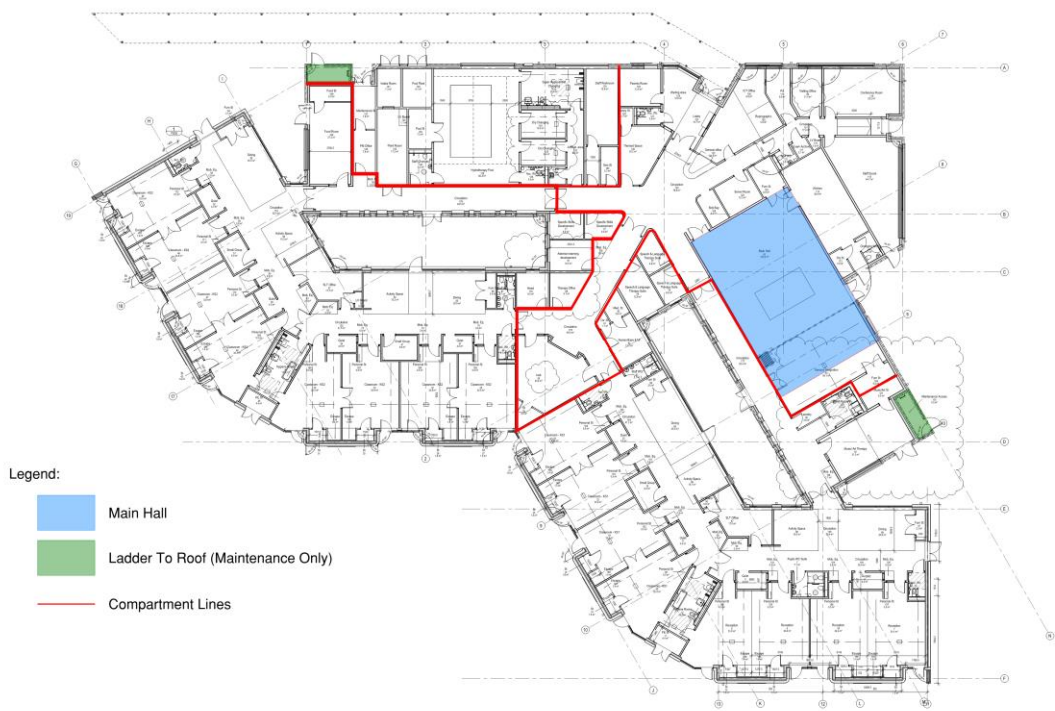


Figure 5 Compartmentation strategy

5. PASSIVE FIRE SAFETY MEASURES AND CONSTRUCTION DETAILS

This section of the Fire Statement is aimed at providing information in regard to the passive fire safety measures recommended for the development. In accordance with the London Plan (2021), the proposed passive fire safety measures satisfy the policy references as indicated in Table 4.

Table 4 Passive fire safety measures London Plan policy references

Policy Reference	Policy Requirement
Policy D12 – Clause A2	[Development proposals must ensure that they] are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.
Policy D12 – Clause A3	[Development proposals must ensure that they] are constructed in an appropriate way to minimise the risk of fire spread.
Policy D12 – Clause B1	[The Fire Statement should detail how the development proposal will function in terms of] the building’s construction: methods, products and materials used, including manufacturers’ details.
Policy D12 – Clause B3	[The Fire Statement should detail how the development proposal will function in terms of] features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans.

5.1 Elements of Structure

The height of the top level is 4.3m above ground level. Additionally, the Grand Union Village building is not provided with sprinkler protection. Therefore, the fire resistance for the elements of structure is to achieve 60 minutes (with regard to load-bearing capacity) in accordance with Table A2 of BB100:2007.

5.2 Compartmentation

In accordance with BB100:2007, the maximum dimensions for compartments are based on floor area and whether or not the facility is sprinkler protected, and these limits are outlined in Table 5.

Table 5 Compartmentation provision

Maximum floor area of any one storey in the school or any one storey in a compartment (m²)	
Not sprinklered	800
Sprinklered ^[1]	2000

- Notes:
- Where the school is fitted throughout with a ‘life-safety’ sprinkler system

The scheme does not include a sprinkler system therefore compartments of no more than 800m² are to be provided.

5.3 Fire Doors

Fire doors are to meet the requirements outlined within BB100:2007.

5.4 Internal Linings

The surface linings are to be in accordance with Table 6 throughout the development.

Table 6 Internal lining requirements

Location	National Performance (British Standard) Class ^[1]	European Performance Class ^[2]
Rooms having an area of not more than 30m²	3	D-s3, d2
All other rooms	1	C-s3, d2
Circulation spaces	0	B-s3, d2

- Notes
- Relates to performance measures in BS 476: Parts 6 and 7 criteria
 - Relates to performance determined in accordance with BS EN 13501-1:2018

The surface linings of the walls and ceilings will generally conform to the classifications outlined in Table 6. Parts of walls in rooms may be of a lower class but not lower than Class 3 (national class) or Class D-s3, d2 (European class) provided that the total of those parts in any one room does not exceed 50% of the floor area of the room (subject to a maximum of 60m²).

5.5 Fire Stopping Elements

Fire stopping elements are to be implemented in order to maintain the level of fire resisting construction in all walls and ceilings. In every joint, imperfection of fit, and opening to allow services to pass through the walls, fire stopping elements should the same level of fire-resisting construction as required for the floor/wall it replaces.

5.6 External Wall Construction

In accordance with BB100:2007, the external walls of the Grand Union school are to meet the performance criteria and requirements outlined below:

- External surfaces of walls are to achieve:
 - at least Class C-s3, d2 up to 10m above ground level, where the wall is more than 1000mm away from the relevant boundary;
 - at least Class B-s3, d2 where the wall is within 1000mm of the relevant boundary.

5.6.1 Space Separation and Unprotected Façade Areas

In the Fire Safety Strategy for the Grand Union Village development, external fire spread analysis has been undertaken based on the enclosing rectangle method as described in BR187:2014. Preliminary assessment has been conducted based on the current information (Table1) and demonstrated as being acceptable.

There will be sections of the building on the western elevations that are to achieve 60 minutes 'R' 'E' and 15'I' from the inside of the building.

5.7 Roof Coverings

The roof covering of Grand Union Village development, is to achieve European Class B_{ROOF}(t4) based on the proximity to relevant boundaries.

5.7.1 Green Roofs

The current general arrangements show that the pitched section of the roof is to be designed as a form of 'green roof'. The design of the green roofs is to follow the recommendations of 'Fire Performance of Green Roofs and Walls' published by the Department for Communities and Local Government (now MHCLG) in 2013.

The primary requirements for green roofs are as follows:

- Succulent plants are recommended as the main type of plant as these are better at retaining water and this reduce the risk of the substrate drying out;
- For all types of green roof, the depth of the growing layer is to be a minimum of 80mm and the organic content should not exceed 50%;
- Fire breaks are to be used around all openings and vertical elements on all types of green roofs. The guidance recommends that the fire breaks should consist of paving slabs or non-vegetated strips of pebbles with a depth of 75mm and diameter between 20 and 50mm for a width of 500mm. Additionally, fire breaks are to be provided in 1m strips every 40m across an extensive green roof.

5.8 Cavity Barriers

Cavity barriers will be installed throughout the development in accordance with BB100:2007.

6. ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICE

This section of the Fire Statement is aimed at providing information in regard to firefighting accessibility and facilities provided for fire services. In accordance with the London Plan (December 2021), the proposed access and facilities for the Fire Service satisfies the policy references as indicated in Table 7.

Table 7 Firefighting provisions London Plan policy references

Policy Reference	Policy Requirement
Policy D12 – Clause A6	[Development proposals must ensure that they] provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
Policy D12 – Clause B4	[The Fire Statement should detail how the development proposal will function in terms of] access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.
Policy D12 – Clause B5	[The Fire Statement should detail how the development proposal will function in terms of] how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.

6.1 Site Accessibility

The nearest fire station is the Northolt Fire Station located at 74 Pett’s hill, Northolt (UB5 4JT). The Fire Service are to approach the site via Broadmead Road. Figure 6 is an extract from Google Maps (Date: 25.05.2021) which illustrates a possible route for the Fire Service to access the Grand Union Village site.

Hydrock are not aware of any restrictions to site access for fire appliances.

Fire appliances can drive into Grand Union Village via Broadmead Road into the school parking facility, this is illustrated in Figure 7 and Figure 8. Broadmead Road is provided with a double yellow line restriction on the side of the development where parking is not allowed. Broadmead road is a commonly used public road; therefore, there should be no parking obstructions for an emergency vehicle making its way to site.

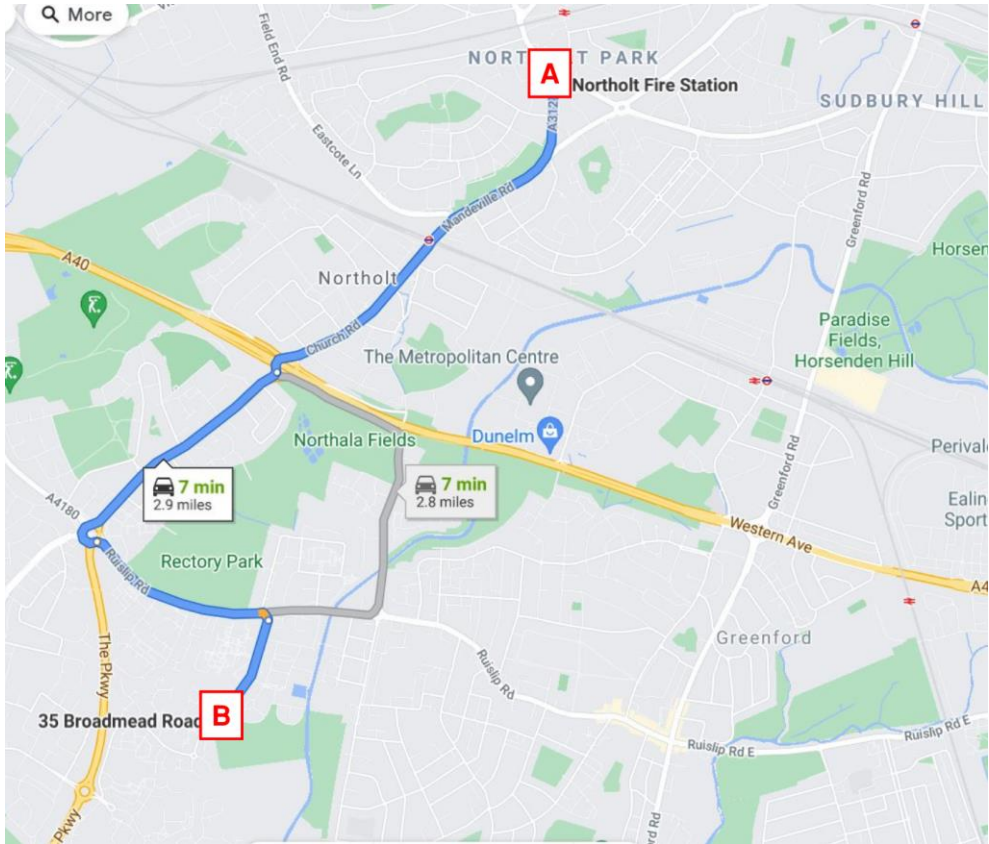


Figure 6 Fire Service site access – closest fire station

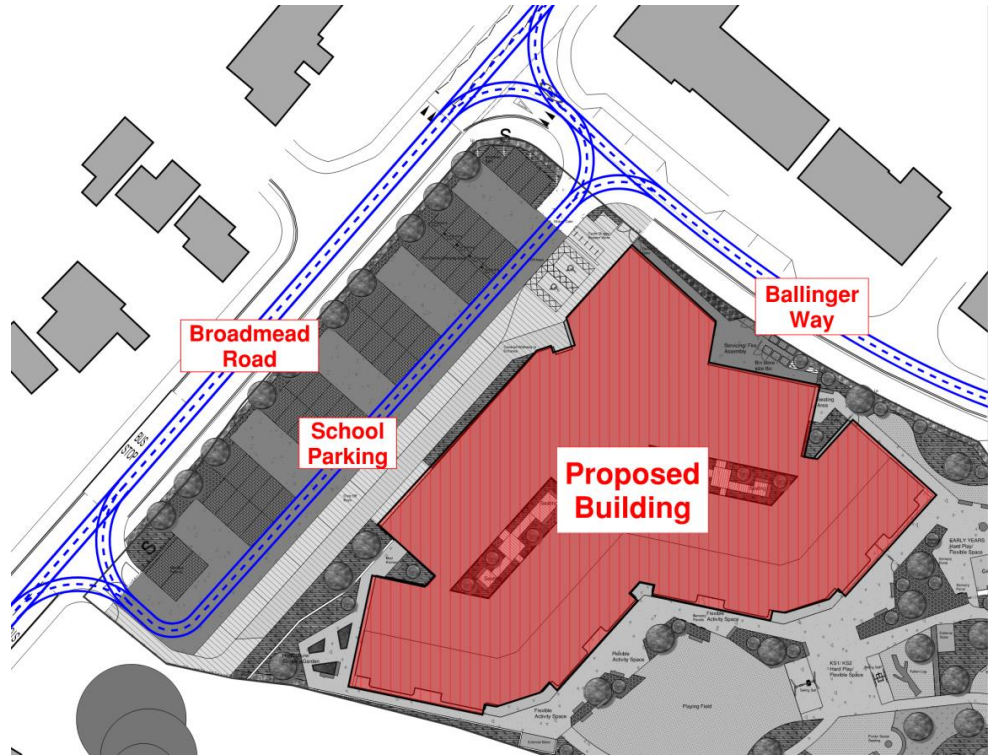


Figure 7 Fire Service site access

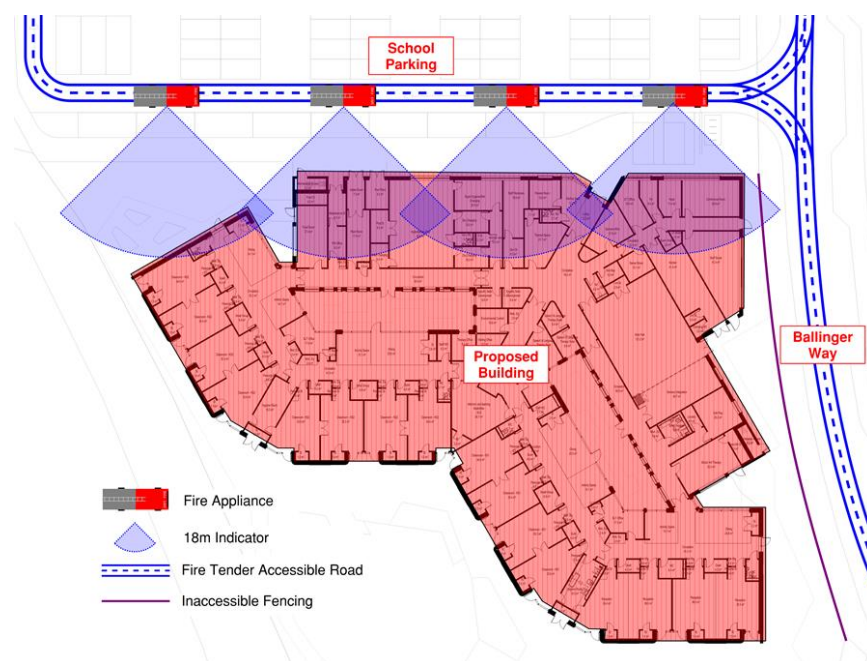


Figure 8 Fire Service site access – parking positions (fire appliances to scale with drawing)

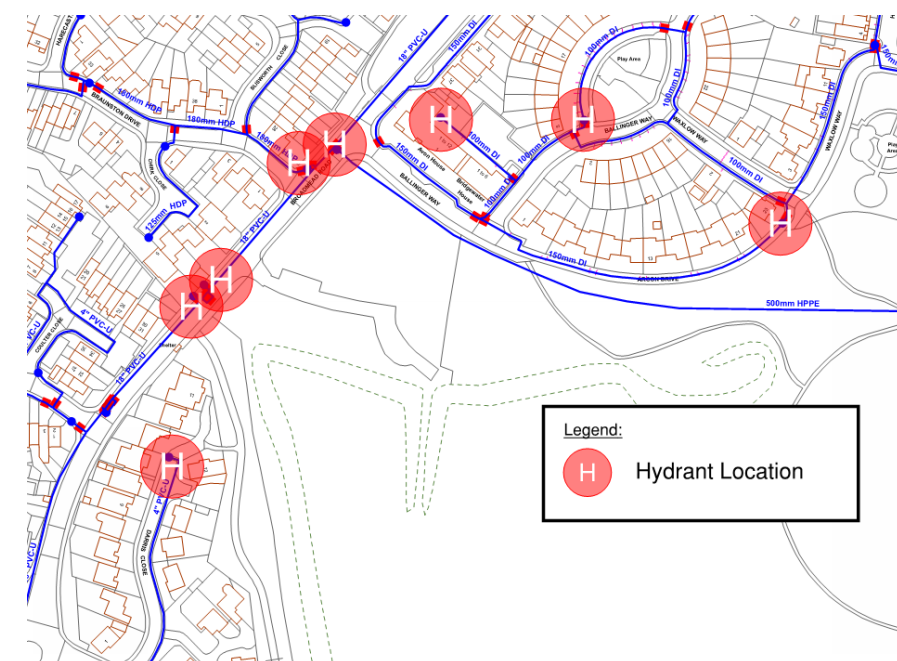


Figure 9 Fire hydrant locations

6.2 Firefighting Access and Facilities

In accordance with BB100:2007, 15% of the perimeter must be accessible by the Fire and Rescue Service Vehicles where dry risers are not installed within the building. This requirement will be met (at least 30% parameter is accessible by the Fire and Rescue Service Vehicles) as outlined in the Fire Safety Strategy for the development.

6.3 Fire Hydrants

The Grand Union Village development is located in a well-developed area. The known locations of the closest fire hydrant are illustrated in Figure 9. It is confirmed that multiple fire hydrants are available on the opposite side of Broadway Road and Ballinger Way which is within 100m of the fire service entry points.

Reference should be made to the 'Affinity Water Map – Grand Union Village School' that confirms hydrant locations on site.

7. FIRE SAFETY MANAGEMENT AND FUTURE DEVELOPMENT

This section of the Fire Statement is aimed at providing information in regard to the management of fire safety within the Grand Union Village site. In accordance with the London Plan (December 2021), the proposed fire safety management plan satisfies the policy references as indicated in Table 8.

Table 8 Fire safety management and ‘golden thread’ London Plan policy references

Policy Reference	Policy Requirement
Policy D12 – Clause B4	<i>[The Fire Statement should detail how the development proposal will function in terms of] access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.</i>
Policy D12 – Clause B6	<i>[The Fire Statement should detail how the development proposal will function in terms of] ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.</i>

The ongoing management of the building and its fire safety provisions is vital in ensuring a safe and usable building. Maintenance procedures will be developed to ensure that all equipment and services are able to operate effectively and that the building’s systems perform as intended.

Reference to is to be made to Section 4 of BS9999:2017 for the relevant information on the management of fire risk.

7.1 The Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order (RRFSO) regulations shall apply to this development and are the responsibility of the Responsible Person. The RRFSO applies to all workplaces and other non-domestic areas and premises, requiring the ‘Responsible Person’ to undertake an assessment of the fire risk in their premises and to keep this assessment under review.

7.2 Regulation 38

In conjunction with the RRFSO, Regulation 38 requires that information relating to the fire safety provisions within a building is provided to the ‘Responsible Person’ so that they (or an appointed ‘Competent Person’) can undertake the Fire Risk Assessment required under the RRFSO. The Fire Safety Strategy of the building will form part of the information provided to the ‘Responsible Person’ in order for them to undertake and maintain the Fire Risk Assessment for the development.

7.3 Future Development

The Fire Safety Strategy for the development will outline the proposed design and operation for the building. Where there are any proposed changes in the future, reference is to be made to the Fire Safety Strategy to ensure any changes meet the requirements of the Fire Safety Strategy and do not have an adverse effect on the safety of occupants.

Where there is an alteration to the design of the building, it is strongly recommended that the Responsible Person commissions the update and development of a new Fire Safety Strategy in order to reflect the proposed changes and fire safety design.