

Fire Safety Strategy and Compliance Report

Issue 1.0 – 3rd August 2024

Client: Hampton School.

Premises: The Old Vicarage, 5 Church Street, Hampton,
TW2 3EB

Prepared by:
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1. Introduction

This document is to demonstrate compliance of an existing HMO following works to increase the occupancy.

2. Compliance

Compliance has been considered against the requirements of the **Guidance on fire safety provisions for certain types of existing housing** (LACoRS) document.

As an existing premises it has been assumed that it was compliant with regulations at the time of construction and remains suitable.

Any residual risks can be adequately mitigated and managed within the fire risk assessment and emergency plans.

Consideration has also been given to the requirements of the London Plan, specifically policy D12 that relates to fire safety.

3. LACoRS requirements

For a premises of this size and type case study **D8** has been referenced.

Fire doors

The premises should have a 30-minute, fire protected escape route. This is achieved by ensuring that risk rooms, i.e., bedrooms, kitchens and living rooms, are fitted with FD30s doors.

Compartmentation

It is reasonable to accept that the existing walls, floors and ceilings provide a sufficient level of compartmentation provided that they are in a good state of repair. (There is no requirement to install additional fire-resisting separation.)

Fire detection and warning

The premises has a newly installed and commissioned automatic fire detection and warning system. The system is grade A category LD1 as defined in BS 5839-1 and exceeds the minimum required standard of category LD2.

Emergency escape lighting

The requirement for emergency escape lighting is dependent on the availability of borrowed light and can be addressed, if required, in the fire risk assessment.

Firefighting equipment

It is advised that a fire blanket is provided in the kitchens, and a multi-purpose extinguisher is provided on each floor in the common parts. (The fire risk assessment should consider this requirement alongside the knowledge of residents in the safe use of the firefighting equipment provided.)

Firefighting equipment only needs to be provided to safeguard the safety of relevant persons. (Article 13 of the Regulatory Reform (Fire Safety) Order 2005 (RRO) refers.)

Signage

Fire exit signage is only required in premises that have complex escape routes and is not necessary in this premises.

4. The London Plan, policy D12

Policy D12 requires that the following issues are considered. (Comments as to compliance are in bold.)

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on.

This is an existing premises and as such there have been no changes to access and fire appliance access is taken to remain adequate.

b) appropriate for use as an evacuation assembly point

A suitable evacuation assembly point is included in the emergency plan and suitably signposted.

2) 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.

The premises has a comprehensive automatic fire detection and warning system installed as well as having a protected means of escape route.

3) are constructed in an appropriate way to minimise the risk of fire spread

Traditional construction that is subject to reasonable maintenance and upkeep will provide an adequate level of compartmentation.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

All floors served by a single stair providing a simple escape route without excessive travel distances. The simultaneous evacuation strategy is supported by a comprehensive fire detection and warning system.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

The simultaneous evacuation strategy is supported by the comprehensive fire detection and warning system. This strategy is typical for premises of this kind.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Fire service access remains unchanged. Firefighting equipment will be provided to comply with article 13 of the Regulatory Reform (Fire Safety) Order 2005 (RRO) and will be sufficient to safeguard the safety of relevant persons.

Note: As this is not a major development the provisions of D12 part B are not applicable.

5. Fire Safety Management

Once works are completed a fire risk assessment should be undertaken that includes a fire safety management system. This system will allow for planned and completed fire safety arrangements to be recorded and reviewed for suitability and compliance. This system should include, but not be limited to:

- Planned periodic reviews of fire safety systems and procedures to ensure that they are, and remain, suitable and sufficient. (This is particularly important premises where tenancy may change frequently).
- Instruction in emergency procedures and fire drills.
- Evacuation plans, e.g., who calls the fire service, do residents attempt to extinguish a small fire (and have they had adequate training), who will liaise with the fire service, how is a complete evacuation confirmed.
- Strategy for assisting disabled/ mobility impaired tenants if required.

6. Statement of Competence - William Johnson AIFireE

William served for 28 years in the London Fire Brigade retiring in 2021 as a Sub-Officer. His first 23 years saw service at fire stations across London finishing as the Officer in Charge of the Green Watch at Lee Green Fire Station in South-East London.

His final five years in the London Fire Brigade were as a Fire Safety Inspecting Officer working in Greenwich, Bexley, Lewisham and Southwark Boroughs. This job comprised of carrying out compliance audits as part of the enforcing authority for the Regulatory Reform (Fire Safety) Order 2005 on a range of commercial and industrial premises, care homes, and supported living facilities. He also carried out audits of the common areas of blocks of flats and assessed the overall compliance with guidance issued regarding external wall systems.

This role also included building control consultations, liaison with Local Authorities regarding licensing applications and a wide range of general fire safety queries from businesses and members of the public.

Since retiring in 2021, William has worked as a fire risk assessor and fire safety consultant in the private sector covering a wide range of building types and projects, including many of complex commercial premises and higher risk residential buildings (HRRB's)



William has the following fire safety qualifications:

- Level 3 Certificate in Fire Safety (Fire Safety Auditors). Awarded in December 2016
- Level 4 Diploma in Fire Safety (Fire Inspectors). Awarded in December 2018
- Associate Membership of The Institution of Fire Engineers since July 2019
- IFE Level 5 Diploma in Fire Engineering Design. Awarded in March 2021