

Pyramid™ Risk Management System

Julien King has confirmed the following activity has taken place at Flat 1-70, Windsor House, Belmont Road [UPRN:CCCBLK310130A] (Independent Living):

Fire Strategy Report

Organisation:	Canterbury City Council	Activity:	Fire Strategy Report
Location:	Flat 1-70, Windsor House, Belmont Road [UPRN:CCCBLK310130A] (Independent Living)	Address:	Flat 1-70 Windsor House Belmont Road Whitstable Kent CT5 1QN
Activity started on:	02/05/2024	Report completed by:	Julien King MIFSM, Tier 3 NAFRAR, EngTech, GFireE of DDS (International) Limited
Activity completed on:	02/05/2024		
DDS Job Number:	65490		
Activity re-released on:	10/04/2025		

Activity Summary

OVERVIEW

DDS (International) Limited has been appointed to produce a retrospective fire strategy for this building.

This Retrospective Fire Strategy Manual is a comprehensive and tailored document created specifically for this building.

It conducts a detailed review of all fire safety aspects within the premises, including construction, compartmentation, means of escape, fire safety measures, and management arrangements. The primary goal is to ensure that the building is safe and suitable for its intended purpose or end user.

As a 'working document,' this manual should be regularly maintained, updated, and utilised as a critical reference guide for fire safety provisions within the building.

It serves as an essential tool to support the development of the Building Safety Case, outlining the necessary measures and procedures to enhance fire safety and protect the occupants of the building.

SCOPE

The intent of this fire strategy is to provide a retrospective review of the fire safety and protection provisions of this building, and the management of fire safety. This will give a platform for approval of future uses and amendments for the building, as well as a basis for future fire risk assessments.

This fire strategy has been written on the basis that the premises are managed as a single entity, in particular the management of the fire protection measures and evacuation strategy and covers the following:

Fire Strategy Summary and Recommendations (Section 1.0)

- A summary of the Fire Strategy within the building
- Recommendations for any remedial measures that may be appropriate

Building Overview (Section 2.0)

A summary of the building, its location, use, purpose groups and the evacuation strategy.

Means of Warning (Section 3.0)

- Details the fire detection required for the premises,
- If premises required to be linked to an alarm receiving centre in order for the soonest possible arrival of the fire and rescue service (FRS)?
- Where other actions are required to be taken automatically in the event the alarm is raised, are they effectively implemented and interfaces with the

alarm and detection system suitably established (such as for the release of fire doors, fail safe for secured doors to open, or impacts on ventilation systems to prevent the spread of smoke etc)?

Means of Escape (Section 4.0)

- Details travel distances and whether the existing escape routes leading to a place of ultimate safety are suitable and sufficient for all persons at risk in the premises and the intended capacities.

Internal Fire Spread (Section 5.0)

- Levels of internal protection required along escape routes (including protected routes, fire doors, the treatment of service penetrations and joints in construction),
- Necessary measures to ensure fire separation is achieved to aid safe evacuation, and meet other fire safety objectives,
- Consideration of specific requirements for linings to ensure that surface flame spread is effectively minimised – is the existing compartmentation satisfactory?

External Fire Spread (Section 6.0)

- Analysing the possible degree of further damage should the fire spread externally via breakout, across roofs, via cladding or other materials used on the external envelope, or through the transfer of heat to adjacent buildings

Other Factors (Sections 7.0 to 11.0)

The implementation of systems that may be used to compensate in a building with increased risks present, such as extended travel distances, limited means of escape, large compartment sizes or significant life risk which may include the following;

- Smoke Management (Section 7.0)
- Sprinkler System (Section 8.0)
- Emergency Lighting (Section 9.0)
- Signage (Section 10.0)
- First Aid Fire Fighting (Section 11.0)

Access and Facilities for the Fire & Rescue Service (Section 12.0)

Ensuring all provisions satisfy both the Building Regulations and the local fire authority, which includes;

- Reviewing external vehicle access,
- Hydrants,
- and establishing if there is a requirement for rising fire mains, access points, firefighting lifts etc.
- Wayfinding signage,
- Secure Information Boxes.

Fire Safety Management (Section 13.0)

The adopted evacuation strategy and fire safety training specific to employees addressing any specific fire risks within the premises and detailing particular duties which should be performed during an evacuation.

Company policy and procedures to be implemented, such as;

- Fire Risk Assessment,
- Maintenance and testing,
- Fire Safety checks,
- Planned preventative maintenance (PPM) schedules for the fire protection systems and any other relevant services,
- Management of contractors and creating hot work permits.

How to Use the manual (Section 14.0)

- Fire Strategy Manual
- Legislation Requirements
- Scope
- Limitations
- Document Control

Applicable Legislation (Section 15.0)

A list of applicable legislation, Guidance, Codes of Practice, and relevant British Standards.

Annexe (Section 16.0)

Containing all appendices and Supporting information

LIMITATIONS

This is a retrospective fire strategy report for this building, based on the information available at the time of preparation and a visual inspection of the building. It reflects the building as it currently is and does not support design or build requirements for future projects.

The findings, conclusions, and recommendations in this report have been made by a qualified and competent fire safety consultant. It is important to note that there may be limitations to the findings due to the inability to fully understand the construction of the building without dismantling and reconstructing parts, which is not practical. Compliance details in the report are based on the information available to the consultant at the time.

The responsibility for compliance with fire safety legislation rests with the Principle Accountable Person (PAP), and/or Accountable Person (AP), who must decide whether to accept the contents of this document. The current fire safety issues within the building are addressed in the fire risk assessment.

This document addresses life safety requirements and property protection. Any additional protection needed for property protection should be discussed by the client and those responsible for insuring the building.

The current status of fire safety issues within the building is covered by the fire risk assessment.

[ACCESS TO MANUAL SECTIONS](#)

Each section of this manual are uploaded to PYRAMID as appendices to this activity. They can be accessed, downloaded, reviewed and updated individually.

Further supporting information can be uploaded to this activity to support any section.

End of Activity