



vantify
CONSULTANCY

Fire
Strategies

RESOURCE BROCHURE



Introduction

A fire strategy is recommended for all new and existing 'more complex' buildings. The definition of a more complex building is subjective in many aspects. However, a shopping centre or large commercial building almost certainly falls into this category. The purpose of a fire strategy on an existing complex building (often referred to as a retrospective fire strategy) is to extend the remit of the statutory Fire Risk Assessment carried out under current legislation.

Reasons for Undertaking a Fire Strategy

Compliance with Current Legislation

- Ensures the building meets the requirements of the Regulatory Reform (Fire Safety) Order 2005, Building Regulations, and other relevant UK fire safety laws.
- Addresses gaps where older buildings were constructed before modern fire regulations and lack formal fire strategy documentation.

Changes to Building Layout or Use

- Necessary when buildings have been extended, refurbished, or repurposed, making original fire safety design assumptions invalid.
- Required for change of use or occupancy, such as converting residential to commercial or vice versa.

Absence or Outdated Fire Strategy

- Many older properties (especially pre-1990s) were built without a formal fire strategy.
- Original documentation may be missing, incomplete, or non-compliant with current standards.

Support for Building Transactions

- Solicitors, lenders, and managing agents increasingly require a fire strategy document for sales, leasing, or refinancing transactions.

Preparation for Further Works

- Often required by Building Control before granting approval for alterations, extensions, or upgrades.

Recommendations from Fire Risk Assessments or Insurers

- Fire risk assessments may highlight the absence of a documented fire strategy and recommend its development as a corrective action.
- Insurers may require a fire strategy to assess and mitigate risks.

Improved Fire Safety Management

- Provides a clear understanding of fire safety measures, compartmentation, evacuation procedures, and maintenance requirements.
- Forms the foundation for effective fire risk assessments and ongoing fire safety management.

Demonstrating Compliance for Safety Cases

- Required for Building Safety Case Reports under the Building Safety Act 2022, especially for higher-risk buildings.

Post-Incident Analysis

- May be necessary after a fire-related incident to review and improve fire safety provisions.

Vantify Consultancy can conduct retrospective fire strategies i.e. for currently occupied buildings; we are also able to offer bespoke fire design consultancy when clients are considering or implementing renovations / other layout changes and need more specific advice or guidance.

Fire Strategy Approach

Stage 1 – Fire Strategy Planning

To prepare for the retrospective Fire Strategy Site Visit, Vantify Consultancy will arrange a remote meeting with the site contact in order to develop an understanding of the property and to identify the essential site-specific fire related documentation which will need to be provided and reviewed prior to the Fire Strategy Site Visit (Stage 2).

Note: The majority of the fire related documentation will need to be provided before the Fire Strategy Site Visit is arranged as the information will need to be reviewed and verified by our Consultant during the site visit.

The Vantify Consultancy consultant will then review all site-specific fire related documentation, including fire engineering reports, fire plans (ideally scalable), and door schedules showing door widths etc. in preparation for the Fire Strategy Site Visit.

A Fire Strategy Planning Summary Report will be issued and will include confirmation of the scope of the work and guidance to be used together with any additional information / documentation / reports / plans which would need to be provided prior to Fire Strategy Site Visit.

Stage 2 – Fire Strategy Site Visit

The Vantify Consultancy consultant will then complete the Fire Strategy Site Visit and will inspect all relevant areas of the property in order to prepare the Fire Strategy Report. Note: this is not a repeat of the fire risk assessment and therefore, will not seek to identify specific fire safety hazards and corrective action. The fire strategy will consider broader fire safety management themes and will include these within the Fire Strategy Report.

Stage 3 – Fire Strategy Report

The purpose of the report is to set down the fire safety objectives and the means by which these objectives for life safety and property protection are delivered at the property. In developing the Fire Strategy Report, the inter-relationship between all areas and parties, for example, the relationship with adjoining properties, will be recognised.

This document will provide a high-level overview of the fire safety aspects of the fire engineering design that was incorporated into the building in its original (and any subsequent construction phases) conception and the management of fire safety plans/procedures implemented in conjunction with the daily operation of the facility. The fire safety strategy and design of the building will also reflect a multi-occupancy scenario where applicable.

The report contents have been listed below:

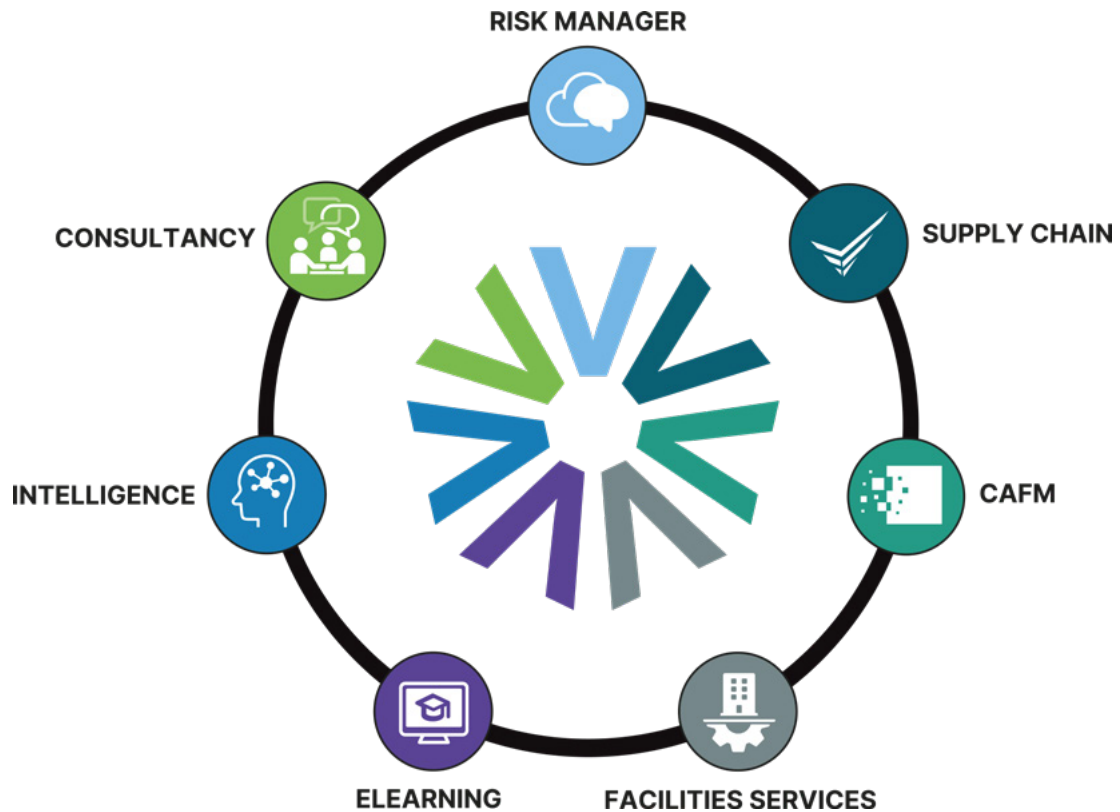
- Executive summary
- Principal fire safety features
- Report limitations
- Development description
- Goals, objectives, and performance requirements
 - o Goals
 - o Objectives
 - o Performance requirements
 - o Legislation and guidance
 - o Building Regulations 2010
 - o Construction, Design and Management (CDM) Regulations 2015
 - o Fire safety management and the Regulatory Reform (Fire Safety) Order 2005
 - o Fire Safety Act 2021
 - o Extreme events

- Building population and occupancy capacities
- Means of warning and escape
 - o Fire alarm and detection system
 - o Horizontal means of escape and vertical means of escape
- Emergency lighting and signage
 - o Emergency lighting
 - o Escape signage
- Internal Fire Spread
- Structural fire protection
 - o Load bearing elements of structure
 - o Compartment construction
 - o Fire doors
 - o Concealed spaces
 - o Protection of openings and fire stopping
- External fire spread
- Fire services access and facilities
- Management strategy
- Conclusions
- Appendices

Stage 4 – Fire Strategy Review [Optional (But Highly Recommended)]

The Fire Strategy Report may contain recommendations which could include the need to locate additional reports and other building safety related documentation, as well as improvements to fire management arrangements and possibly, additional fire equipment and systems. Therefore, we recommend that this review is completed between three to six months after the publication of the Fire Strategy Report. This review will ensure the final report contains the most accurate information upon which the Fire Strategy has been based.

The Vantify Ecosystem



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William Martin, Meridian, Prosure360, and Elogs have joined forces to create Vantify® - our unified ecosystem that provides a single vantage point for compliance and risk management.