

# Fire Strategy ... and beyond

Lessons Learnt.....?



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17<sup>th</sup> August 2010

## Introduction

Fire Strategy – what does it mean?

Management – who and Why?

Coordination and Control.

Beyond the Fire Risk Assessment.

Lessons Learnt.



**Portsmouth Today Newspaper**

**Published Date:** 07 July 2010

**A Tesco Express shop was gutted by fire this evening.**

Fire crews were called at 6.30pm to the store in Tempest Avenue, Waterlooville, after staff discovered the blaze outside the back doors.



# Regulatory Reform (Fire Safety Order) 2005

Four years on - but has it worked?

- have we learned any lessons?



- if so why so many serious fires?

## So, Fire Strategy – what does it mean.....?

- “A plan or trick....especially one to deceive the enemy”....
- “In essence a long term management plan for success”



## Fire Strategy .....Requirements!

- Need to have in place an effective plan.
- Encompass all aspects to form an Emergency Plan.
- Must interface with all players.



# Fire Strategy .....General Requirements!

- Fire Policy Statement
- Management Presence /structure
- Building Characteristics
- Purpose Group
- Occupancy Rating
- Compartmentation
- Fire & Smoke Control – sprinklers/smoke vents etc.
- Means of Escape Provisions
- Disabled Persons – Procedures – Use of lifts
- Other persons at specific risk & policy
- Fire Alarm & Detection provisions.
- Interfaces with other equipment
- Fire Fighting Equipment – portable & fixed
- Emergency Lighting Provisions
- Evacuation Plan



## Management - Are you managing correctly

- Single Occupancy – relatively straight forward.
- Multi-Occupancy – more complicated.

Don't assume it is 'someone else's problem'.....!



## Management –

- Need to gain control and look at the whole thing.
- It is not a case of ‘Common Parts’ v ‘Demised Areas.’
- The strategy is for the whole building!



## Coordination & Cooperation

- Tenants FRA's – to have and to hold.....?
- Do they understand the procedures?
- Are they aware of their responsibilities?
- Do they maintain the fire equipment in their area properly?
- Establish a relationship – ask questions – don't ignore it.



# Coordination & Cooperation

- Requirement for the Responsible Person to monitor the risks  
e.g. Commercial kitchens in shopping centres  
Common storage areas in offices, waste disposal etc.....?

- Do YOU monitor the risks.....?

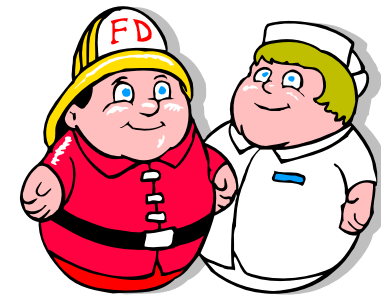
- Do you work together....?



## Watch out.....

Next visit may well be from your local Fire Officer....

- ✓ Deficiency Notice
- ✓ Follow up
- ✓ Enforcement Notice
- ✓ Time Expired Inspection
- ✓ Prohibition Notice
- ✓ Prosecution



## Recent Enforcement Notices:

- Poor Overall Management Control
- Failure to provide a 'Suitable & Sufficient Risk Assessment'
- Failure to act on findings.



And finally...





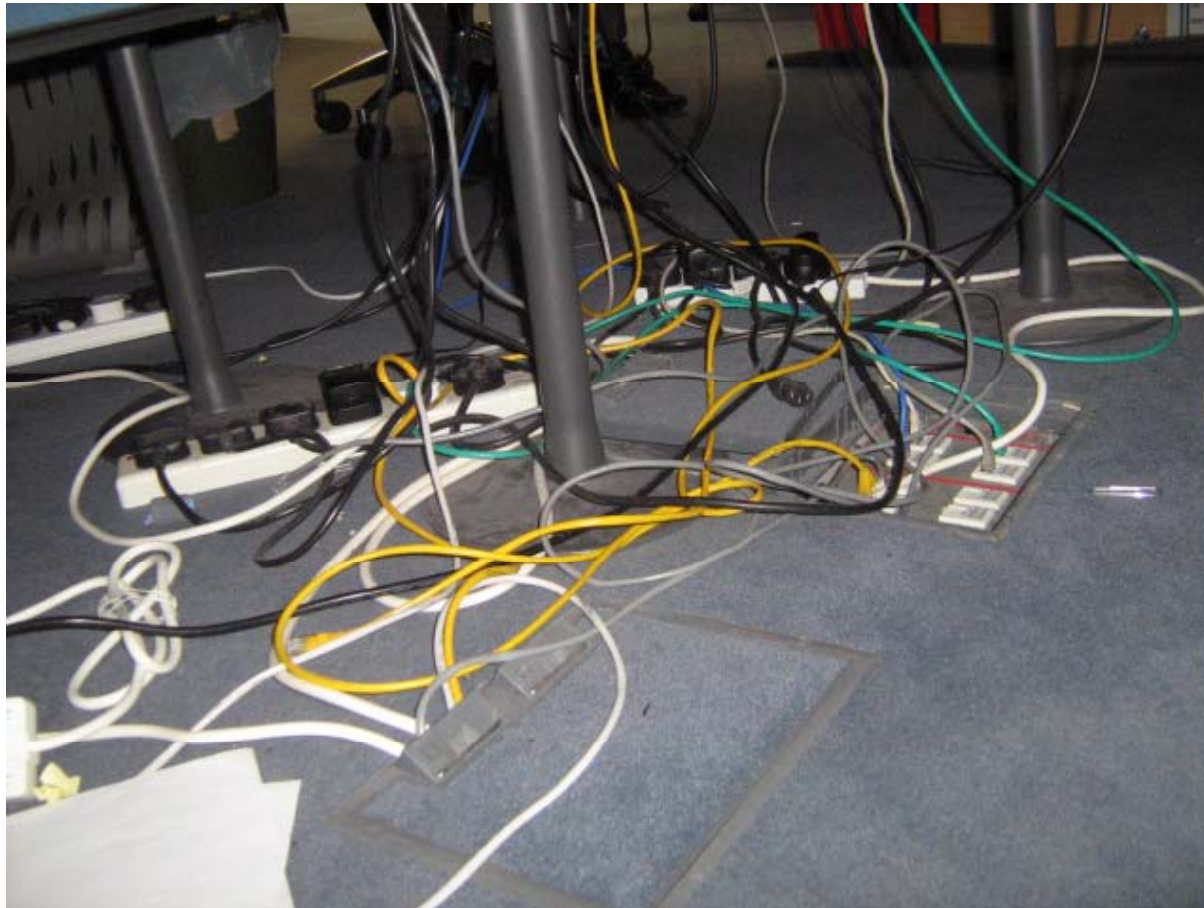
















## **So to summarise – from lessons learnt.....**

- **Make sure you understand your fire strategy.**
- **Have a ‘valid’ fire risk assessment in place.**
- **Keep a copy available for inspection.**
- **Act upon its findings.**
- **Sign off the actions and/or review the assessment.**
- **Keep all maintenance and training records up to date.**
- **Make sure you involve other parties as necessary.**
- **Keep the Fire Strategy and Emergency Plan up to date.**