

Case Study: Bloor Homes, Basingstoke

Version 01 July 2025

Set on the existing Basingstoke Golf Course on the outskirts of the historic market town of Basingstoke, Hampshire, Bloor Homes one of the leading privately-owned house builders in the country have multiple phases that will provide new homes surrounded by open countryside and woodlands. The development includes a collection of new 2, 3, and 4 bedroom houses in addition to several blocks of flats.

The Challenge

Kiwa Fire Safety Compliance (KFS) was engaged to provide fire safety consultancy throughout the design and construction phases of the residential development. Several building layouts deviated from the prescriptive guidance in Approved Document B, raising concerns about compliance with Part B of the Building Regulations.

Bloor Homes required expert support to assess the viability of these designs and ensure that fire safety standards would be met without compromising the architectural intent.

Contracting Client:

Bloor Homes

Location:

Basingstoke

Sector:

Residential housing development

Key Elements:

- Initial fire safety compliance plan review
- Fire safety strategy
- Site inspections to review fire strategy implementation and follow-up inspection reports
- Tailored fire safety engineered solutions for departures from prescriptive guidance



The Solution

KFS conducted an initial fire safety compliance plan review, quickly identifying departures from guidance and advising Bloor Homes on informed design decisions.

A detailed fire strategy report was developed, supported by a bespoke qualitative and comparative assessment addressing the deviations.

Regular site inspections were carried out to ensure that construction aligned with the approved fire strategy, allowing early identification and resolution of issues to mitigate abortive work.

The Outcome

Robust and tailored fire strategy reports were produced, to demonstrate compliance with Part B of the Building Regulations. Ongoing site monitoring provided assurance that construction adhered to the fire strategy, facilitating a smooth regulatory approvals process.

With KFS's support, Bloor Homes were able to successfully hand over the blocks to the housing association, with confidence in the fire safety integrity of the completed buildings.



“Since our foundation, we have continued to deliver robust, innovative and cost-effective fire safety solutions.

Indeed, we have lent our expertise to developments right across the built environment spectrum, from the necessities of Residential, Education and Healthcare to the more iconic buildings of the past, such as historical royal palaces and stately homes.”

Kiwa Fire Safety Compliance

Ground Floor, Suite A, Building 2
Bear Brook Office Park
Walton Street, Aylesbury,
Buckinghamshire HP21 7GQ
United Kingdom

+44 (0)1844 275500
uk.firesafety@kiwa.com
www.kiwa.co.uk/fire-safety

kiwa