



## Dunbritton Housing Association Limited

<b>Name of Policy</b>	<b>Fire Safety</b>
<b>Responsible Officer</b>	<b>Asset Manager</b>
<b>Date approved by Board</b>	<b>23 February 2022</b>
<b>Date of next Review</b>	<b>February 2025</b>
<b>Section</b>	<b>Asset Management</b>
<b>Reference</b>	<b>AM 10</b>

**We can produce information, on request, in large print, Braille, tape and on disc. It is also available in other languages. If you need information in any of these formats, please contact us on 01389 761486**

**Contents.**

Section		Page
1.	Introduction	3
2.	Responsibilities	3
3.	Relative legislation and Compliance	4
4.	Equality and diversity	4
5.	General Data Protection Regulations / Freedom of Information	4
6.	Risk Management	5

## 1. **Introduction**

Previous fire safety legislation in Scotland has been replaced by The Fire (Scotland) Act 2005, as amended, and by regulations made under the Act.

Domestic premises do not generally fall within the scope of this Act however there are exceptions which include:

- Houses in Multiple Occupation (HMO) and care home premises.
- Common areas of domestic flats.

An amendment to the Housing Scotland Act 1987 Tolerable standards is also relevant in relation to fire safety with domestic properties whereby the new law has come about because of the Grenfell fire in London in 2017, and it applies to all Scottish homes, each property must:

- have interlinked alarms. Interlinked means if one goes off, they all go off, so you will always hear an alarm wherever you are in your home.
- one smoke alarm in the living room or the room you use most.
- one smoke alarm in every hallway or landing.
- one heat alarm in the kitchen

## 2. **Responsibilities**

As a landlord of HMO properties, domestic flats, and office premises, we (the Association), have 'responsibilities' under part 3 of the Act which are:

- a) We must carry out (and review regularly) a fire safety risk assessment at each property to identify the potential for fire to occur.
- b) We must ensure that the premises are equipped to an appropriate level with means of escape (ensuring these can be safely used), means of detecting fire and giving warning in the event of fire.
- c) We must ensure that the premises and any fire safety facilities, equipment and devices are maintained in good order.
- d) We must co-operate with anyone else who has fire safety responsibilities for the same premises (including sharing information about the activities/measures undertaken where appropriate) and take all reasonable steps to co-ordinate fire safety measures.

Should the following situations arise, a review should be undertaken as soon as possible:

- Change in the number of people present or the characteristics of the occupants including the presence of people with some form of disability.
- Changes to work procedures, including the introduction of new equipment.
- Alterations to the building, including internal layout.
- Significant changes to displays or quantities of stock.
- The introduction or increase in the storage of hazardous substances.
- Becoming aware of shortcomings or potential improvement.

The Asset Manager will be responsible for ensuring the above are undertaken for stock, whilst the Corporate Services Manager will be responsible for our office premises.

The Asset Manager be responsible for:

- Reviewing the Fire Safety Policy every 3 years.
- Reporting to Management Board if any serious deficiencies are identified by the Maintenance Officer.

### 3. **Relevant Legislation and compliance**

The Fire Safety Policy conforms to Current Legislation (listed below), Communities Scotland Guidance, Main Performance Standards GS1.1, GS3.4, GS1.2, AS2.1, AS2.3, and links in with our Internal Management Plan, Technical Services, chapter 5.

#### **Current Legislation**

- The Health and Safety at Work Act 1974
- Fire (Scotland) Act 2005
- Fire Safety (Scotland) Regulations 2006
- Control of Substances Hazardous to Health Regulations 1999
- Housing Scotland Act 1987 Amendment Tolerable standards

### 4. **Equality and Diversity**

As a service provider and employer, we recognise the requirements of the Equality Act 2010, oppose any form of discrimination, and will treat all customers, internal and external, with dignity and respect. We recognise diversity and will ensure that all of our actions ensure accessibility and reduce barriers to employment and the services we provide.

5. **General Data Protection Regulation / Freedom of information Act**

When implementing our Fire Safety Policy, we will ensure compliance with the Principles of the General Data Protection Regulation/Freedom of information Act.

6. **Risk Management**

Our Plan conforms to the Risk Management Policy.

Asset Management Performance and Maintenance Standards Policy.

Electrical safety policy.