

Following a number of incidents of fire and fire related deaths in premises containing social supported housing, the Enforcement Authorities (Fire and Rescue Services) in England and Wales, are issuing Enforcement and Prohibition Notices on Landlords, which in 35% of all cases, are resulting in prosecution, fines or imprisonment.

Fire safety in the Social Supported Housing Sector is a key priority for Enforcement Authorities in 2015/2016 and continued prosecution cases against companies and individuals for fire safety breaches under the Regulatory Reform (Fire Safety) Order 2005 will inevitably be on the increase.

This 'Advice Note' sets out the responsibilities placed on Landlords and details the actions which need to be taken to comply with the Regulatory Reform (Fire Safety) Order 2005.

The 'Advice Note' also extends an invite for you or a company representative to attend a Fire Safety Seminar, delivered by our Fire Safety Expert who served in a Fire and Rescue Service for over 30 years as an operational and fire safety officer and senior fire safety enforcement and prosecutor.



To find out more contact us on:
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March 2015

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Fire Safety in Social Supported Housing

A Landlord's Statutory Duty

A Landlord, whether company, authority or individual who provides residential accommodation has a 'duty of care' to ensure the safety from fire of all persons who occupy or have cause to enter the building in the course of their work activities.

Article 8 of the Regulatory Reform (Fire Safety) Order 2005 sets out a 'Duty to take general fire precautions' on all Landlords to ensure a fire safe environment within their managed buildings.

Lakanal House – 6 fire deaths
and 20 injuries

Berks Landlord fined £20K

Herts Landlord fined £24K

Derby Landlord fined £43K

London Landlord fined £75K

Prosecution Avoidance
Fire Safe Environment
Tenant Safety
Result from

**Fire Risk
Management**



Landlords - Your fire safety responsibilities

The two key areas for Landlord compliance with the Regulatory Reform (Fire Safety) Order 2005 are:

- Fire Policy Provision
- Fire Risk Assessment Provision

Fire Safety Policy

A Fire Safety Policy is the key evidential factor demonstrating your compliance with all Articles of The Regulatory Reform (Fire Safety) Order 2005

“The Fire Safety Order” applies across England and Wales and came into force on 1 October 2006.

The Order affects all non-domestic single occupied premises and even applies to certain activities taking place outdoors. The Fire Safety Order places the emphasis towards risk reduction and risk management and requires evidential proof of the provided fire preventative measures employed within buildings to remove or reduce identified risk to an acceptable level. Previously issued Fire Certificates are no longer valid following the introduction of the new Fire Safety Order.

Responsibility for complying with the Fire Safety Order rests with the ‘responsible person’. In a social housing environment, this is the Landlord and any other person who may have control of any part of the premises.

If you are the responsible person you must produce a Fire Safety Policy which identifies the fire safety provisions in the building or premises and details the employed strategies to ensure the safety of the buildings occupants and of the fire fighters who may have to enter to extinguish a fire.



Fire Risk Assessment

A Fire Risk Assessment is a key factor to managerial compliance with the Regulatory Reform (Fire Safety) Order 2005.

As from 1st October 2006 it is a legal requirement for every workplace or common areas of residential buildings to have a Fire Risk Assessment, using the applied risk profiling and fire safety management strategies detailed in British Standards.

A Fire Risk Assessment must be carried out if:

- You are an employer, even if you have one employee
- You are a landlord or managing agent in control of a building
- You are responsible for managing the common-access areas of a block of flats, maisonettes or HMO (house in multiple occupation)

A Fire Risk Assessment assesses the fire risks, the protective and preventative measures and processes/procedures in force in premises against established standards. The assessment identifies necessary controlling measures to remove or reduce risk to an acceptable level and produces an action plan for compliance. The Assessment should follow strict assessment protocols to identify and assess suitability of relevant issues to include:

- Fire risk profile
- Fire detection systems
- Fire exists, escape route and evacuation strategies
- Travel distances and occupancy factors
- Emergency lighting systems
- Fire signage
- Sprinkler systems
- Smoke control and ventilation systems
- Fire safety training provision
- Testing and maintenance schedules

How can I demonstrate regulatory compliance?

1 You must produce a Fire Safety Policy – detailing how you manage, control, monitor, review and revise the applied fire safety strategy.

2 You must carry out a Fire Risk Assessment and report on all ‘significant findings’

A professionally written Fire Policy and Fire Risk Assessment are key to your compliance path. A professionally written approach need not be expensive or impact on daily routines, but will guarantee the avoidance of costly enforcement action.

For information of fire safety compliance please visit our website

<http://santiaconsulting.com/firesafety>



Seminar Invitation

Santia Consulting Ltd is holding a
'Fire Safety in the Social Supported Housing Sector' Seminar
at Santia House on
31st March
to which you are cordially invited to attend.

The speaker will be:

Peter Orton BSc,MSc FIFireE, MIFPO, MIFSM

Who formally served as a Senior Fire Officer with London Fire Brigade and Kent Fire and Rescue Service
as the Senior Fire Safety Enforcement and Prosecution Officer.

Should you wish to attend please telephone
02920 852852 to reserve your place.

Call Santia today on 029 20 852 852

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