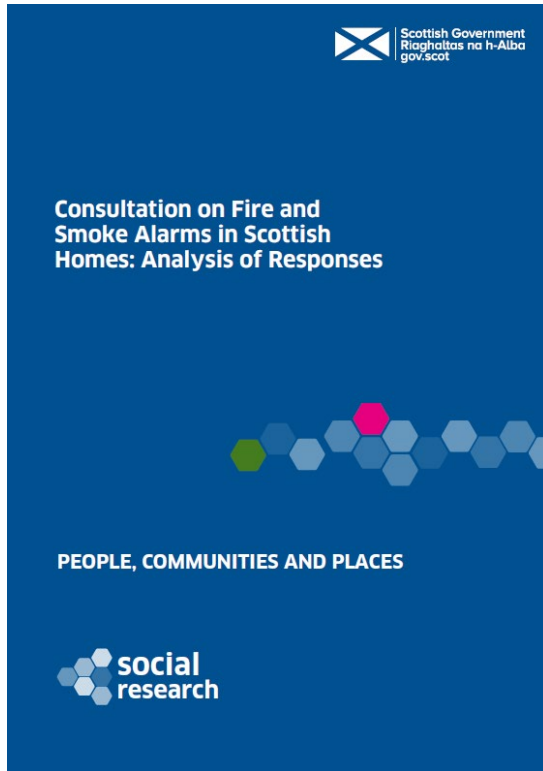




The Challenges of Implementing new fire safety legislation in Scotland





On the 18th September (2017) a consultation opened seeking to obtain views on possible changes to standards required for fire and smoke alarms in Scottish homes.

It proposed extending the current minimum safe standards in private rented housing to other tenures

- In total, there were 122 responses to the consultation
- 63 were from organisations - housing associations, local authorities, lettings agents, residents' associations and fire safety consultants
- 59 were from individuals



Consultation opened



Scottish Government
Riaghaltas na h-Alba
gov.scot

Consultation on Fire and Smoke Alarms in Scottish Homes: Analysis of Responses

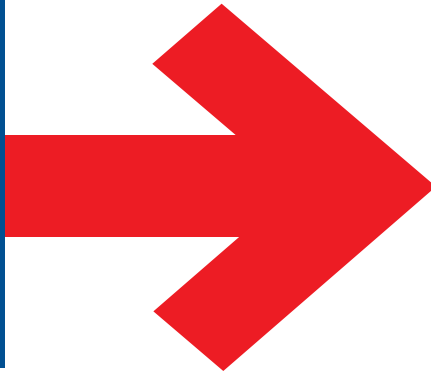


PEOPLE, COMMUNITIES AND PLACES



Results (Published 18th March)

- Strong support for a common new minimum standard for fire and smoke detectors across all housing, **regardless of tenure**
- **All properties** should be safe for occupants and that tenure is not relevant
- Strong support for the new standard to be based on the standard currently applying to private rented property which many respondents felt is a good minimum standard that adequately covers fire safety risks





Standards and legislation

BS 5839-6:2019




BSI Standards Publication

Fire detection and fire alarm systems for buildings


Part 6: Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises

bsi.



The Scottish Government

Building Standards
TECHNICAL HANDBOOK
DOMESTIC

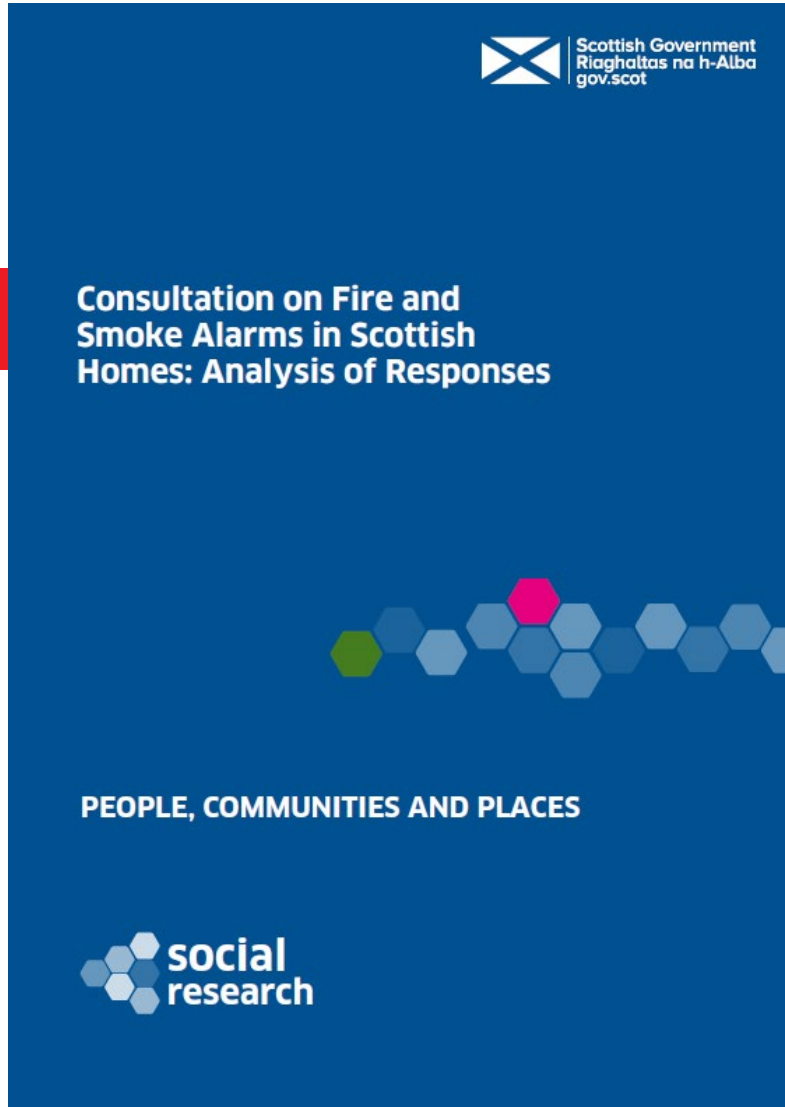


Housing (Scotland) Act

Explanatory Notes have been produced to assist in the understanding of this Act and are available separately



What is the new legislation?



Private renting

- The changes will form an amendment to the tolerable standard.
- Private landlords should already be complying via the repairing standard.

Social housing

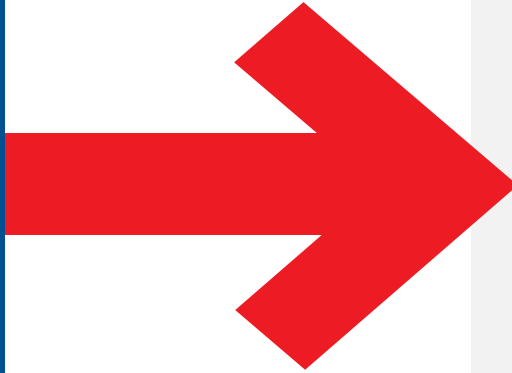
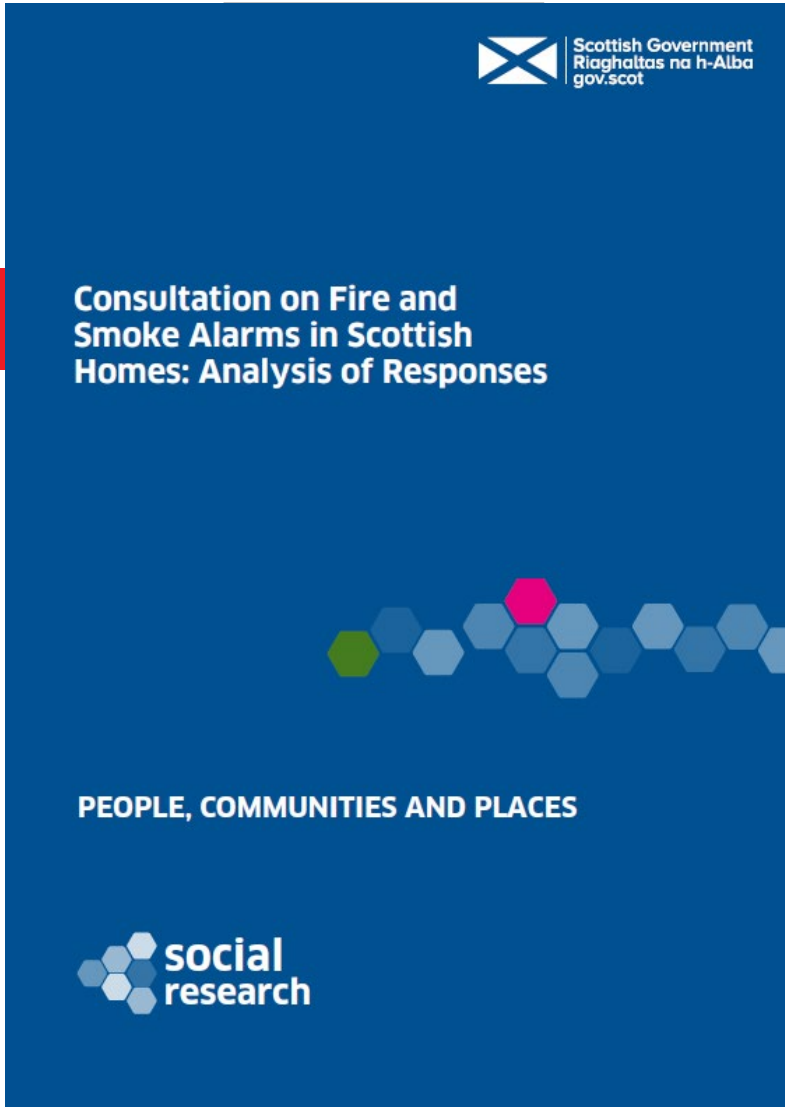
- The updated standards have been added to the standards social landlords have to meet under the Scottish Social Housing Standard.

Compliance

- Compliance forms part of any Home Report and introduced as a requirement by home insurance companies
- Because this is a minimum standard for safe houses, local authorities are able to use their statutory powers to require owners to carry out work on substandard housing
- Compliance will be monitored by returns to the Scottish Housing Regulator .



What is the new legislation?



Timeline

- The new legislation is expected to come in to effect from February 2019. Landlords and homeowners will then have 2 years to meet the new standard
- However, installing alarms at the earliest opportunity, will provide improved fire safety

Alarm types:

Battery or mains-wired

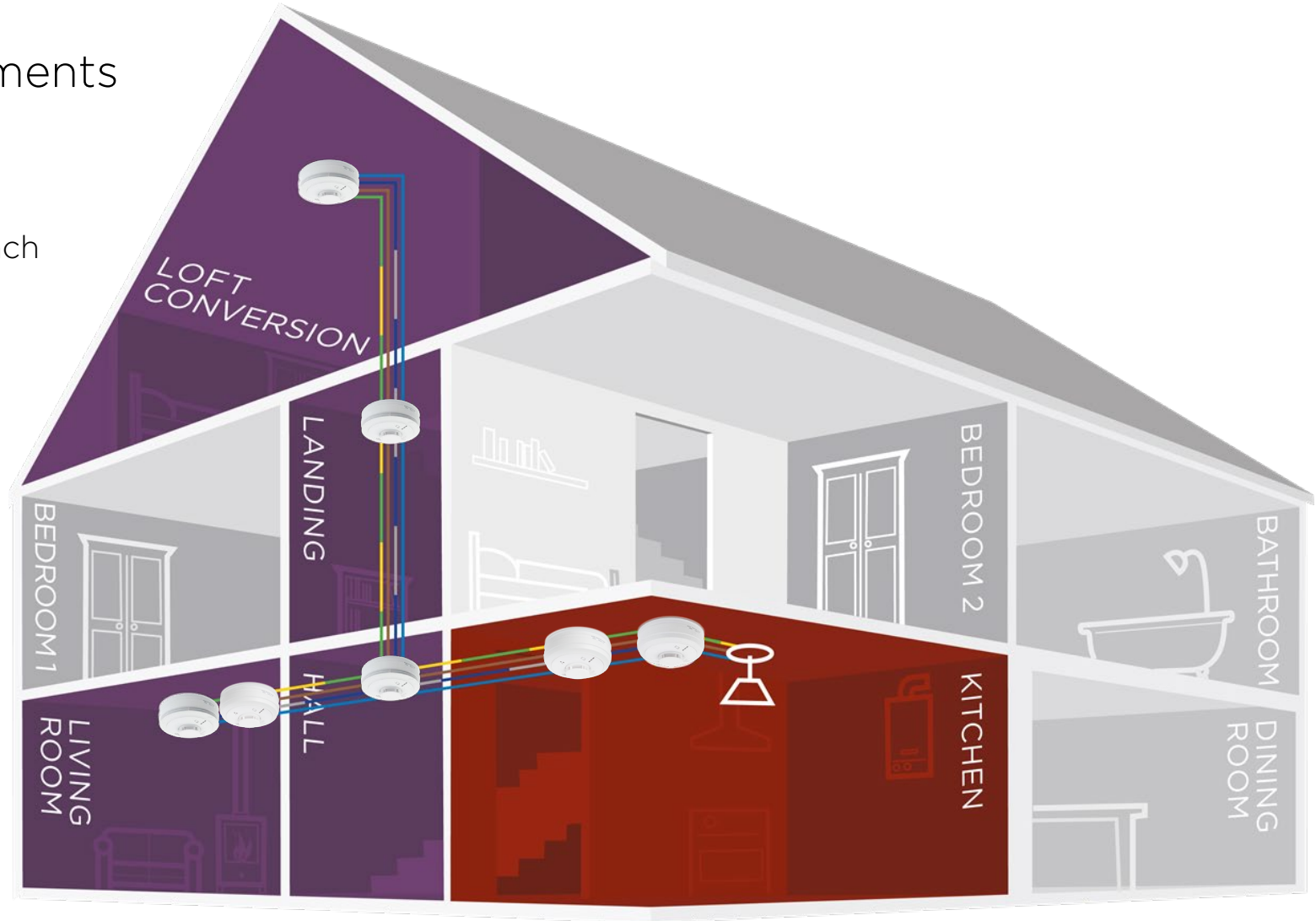
Sealed long-life battery alarms or mains-wired alarms with a maximum lifespan of 10 years



Alarm Requirements

All homes should have:

- Smoke alarms in every circulation space on each storey, such as hallways and landings
- Smoke alarms installed in the room most frequently used for general daytime living purposes
- Heat alarms installed in every kitchen
- All alarms should be interlinked
- Carbon monoxide detectors to be fitted where there is a fuel burning appliance or a flue



All alarms should be ceiling mounted



aico®

IN THE COMMUNITY

The leader in home life safety,
promoting best practice, engaging with our communities and delivering safer homes

an  Company

Some Facts

Our CSR Programme, 'Aico in the Community' was launched January 2018

Why did we set up the programme?

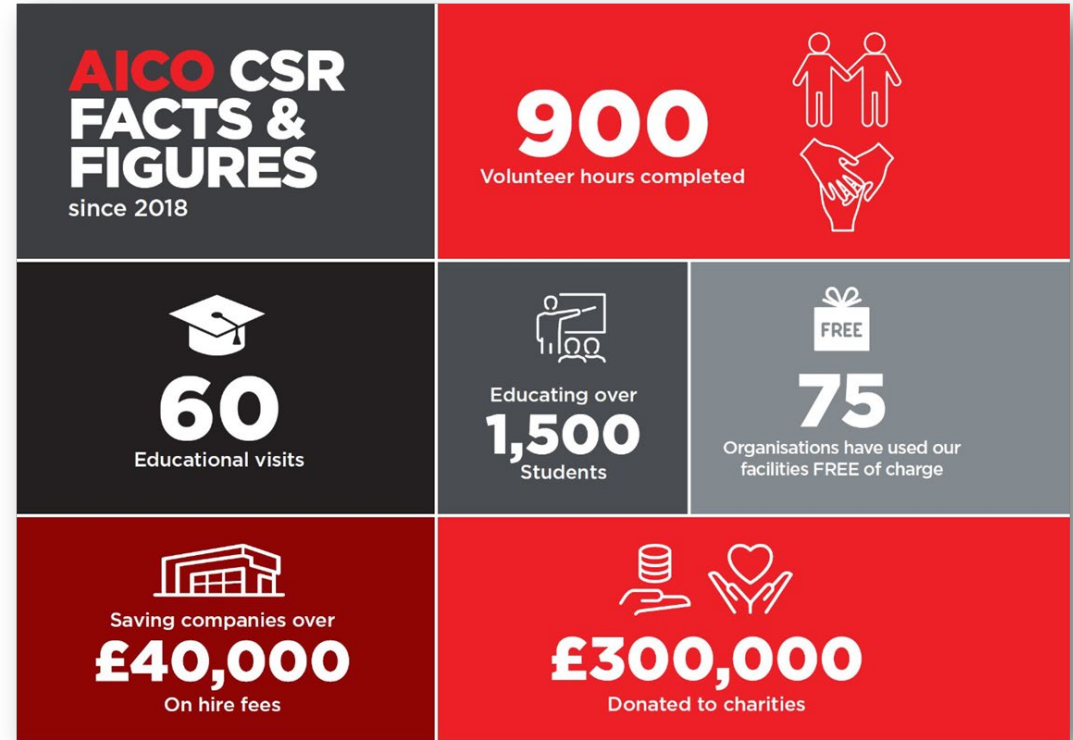
To give back to our communities and to help make a difference

Aims and Goals

Developed to help schools, colleges, charities and community organisations achieve their goals and help build sustainable futures

To achieve our aims and goals, we focus on core areas:

Education & Apprenticeships / Business Enterprise & our Environmental Impact / Charity / Volunteering



Tenant Engagement

Part of our Vision to **Create Safer Communities**

Utilising our Mobile Units in various locations around the UK - Engaging with Tenants and their Families

Educating on:

Residential Fire Safety, CO, Importance of Smoke Alarms and Regular Testing



Volunteering

A day spent at **St Andrews Hospice** charity shop, helping with a refurbishment.