

1. Purpose

This policy sets out how RMHS will manage fire safety in its general needs housing, where all properties are individual houses with no communal areas. It describes how we meet legal obligations and ensure our residents are supported to live safely in their homes.

2. Legal and Regulatory Framework

This policy is informed by the following legislation and guidance:

- The Housing Act 2004 (Housing Health and Safety Rating System – HHSRS)
- The Regulatory Reform (Fire Safety) Order 2005 (where applicable)
- Fire (Scotland) Act 2005 and Fire Safety (Scotland) Regulations 2006
- Tolerable Standard under Housing (Scotland) Act 1987
- The Building Safety Act 2022 (as relevant to domestic dwellings)
- The Homes (Fitness for Human Habitation) Act 2018
- Renting Homes (Wales) Act 2016
- Smoke and Carbon Monoxide Alarm (Wales) Regulations 2022

3. Policy Statement and Approach

We are committed to ensuring that:

- All homes meet relevant fire safety standards and are maintained in a way that minimises fire risk.
- Residents are provided with advice and guidance to help them reduce the risk of fire in their homes.
- Property inspections and repairs consider fire safety as part of routine asset management.
- Where risks are identified, appropriate action is taken promptly.

The Chief Executive Officer (CEO) is the designated Responsible Person for ensuring the organisation complies with this policy and meets all relevant regulatory requirements.

4. Principles

- Risk-Based Approach: Fire safety actions are based on property type, condition and occupancy risks.
- Resident Engagement: Residents will be supported to understand fire safety responsibilities and good practice.
- Maintenance-Linked Safety: Routine repairs and inspections upon purchase include checks on smoke detectors and fire doors (where fitted).
- Vulnerability Consideration: Additional support will be offered to households at greater risk (e.g. elderly, disabled).
- Regulatory Compliance: All activities will align with legal requirements and housing regulator expectations.
- Documentation: All checks and actions will be logged in the HomeMaster system.

5. Operational Specifics

- All properties will have smoke and heat detectors fitted in line with current building regulations and maintained regularly.
- Carbon monoxide detectors will be provided in homes with carbon-fuelled appliances (i.e. a boiler, open fire or wood burner). This will be fitted in the same room as the appliance.
- Smoke, carbon monoxide and heat detectors will be tested as part of annual gas safety checks.
- Fire safety checks will be included in property inspections as part of the gas safety checks before letting.
- Repairs operatives and contractors will report any fire safety concerns encountered during routine visits.
- Residents will receive fire safety advice at sign-up and through periodic communication (e.g. newsletters or web updates).
- Where a property is a flat and owned on a leasehold, the management company for the freeholder is responsible for fire safety of the communal areas.
- If a fire occurs in a property a Property/Maintenance Surveyor will inspect the property to check for any additional damage or ongoing risks. Immediate advice on risks will be given and ongoing risks identified will be logged and passed to the Housing Management. All smoke alarms, CO2 and heat detectors will be replaced following a fire.

6. Monitoring and Record-Keeping

- Compliance with smoke and CO detector standards will be monitored as per the gas safety policy.
- Fire safety issues raised by residents or during inspections will be logged and passed to the Housing Management Team.
- Fire safety performance and any issues will be reported quarterly to the Board.
- All records will be retained for 6 years in line with our data retention policy.

7. Procedure (Flowchart)

See Gas Safety Policy

8. Version Control

Version: 1.0

Review cycle: Every 3 years unless there is a significant incident or a change to regulations

Approval Date: September 2025

Review Date: September 2028