

# Fire Safety: What's New and What You Need to Know

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# Housing Standards: Update

## **Tolerable Standard**

- **during 2019 we are looking at the TS to identify other potential changes to ensure houses meet modern expectations for habitability**
- **looking at practical issues from housing officers and environmental health officers in local authorities, we intend to develop proposals for public consultation on changes to the TS later this year**

## **Repairing Standard**

- **Suite of amendments to the Repairing Standard to improve safety and harmonisation with social rented sector. This includes:**
  - **Safe kitchens – based on social standard: proximity of water and electricity, food storage, space to use cooker**
  - **Fixed heating system**
  - **Safe access and use of common facilities**
  - **Safe and secure common doors**
  - **Residual current devices**
  - **Agricultural Tenancies (2022 TS, 2027 RS)**



# Ministerial Working Group



Following Grenfell, the Ministerial Working Group (MWG) on Building and Fire Safety was established to oversee a **review of building and fire safety regulatory frameworks**, and any other relevant matters, in order to help ensure that people are safe in Scotland's buildings

# Different Standards by Tenure

New build (all tenures)	At least 1 interlinked and mains wired smoke alarm in circulation spaces. Also required (since 2010) in main living area and heat alarm in kitchen.
All existing housing built since 1993	At least 1 interlinked and mains wired smoke alarm in circulation spaces.
Existing social rented	SHQS requires at least 1 smoke alarm (can be battery powered), may require an upgrade where work needs a building warrant.
Existing private rented	Scottish Government guidance based on new build standard.



# New Standard

All homes to have:

- one smoke alarm installed in most frequently used room
- one alarm in every hallway
- heat alarm in every kitchen
- interlinked
- carbon monoxide detectors fitted where there is a carbon-fuelled appliance or a flue

## Legislation comes into force on 1 February 2021

<https://www.gov.scot/publications/fire-and-smoke-alarms-in-scottish-homes/>



# Automatic Fire Suppression Systems



- Member's Bill proposal – Building Standards secondary legislation All new build social housing
- All new build flats
- Certain new HMOs
- Coming into force 2021



# Interest Free Loan Scheme for RSLs

WHO



WHAT



WHAT NOT!



HOW LONG?



Thank you for listening and I welcome any questions