



# SCOTTISH

**FIRE AND RESCUE SERVICE**

Working together for a safer Scotland

# Fire Safety in Rented Accommodation

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# Topics

- Fire Service Engagement activities
- Referring individuals for a HFSV
- Communal areas
- Private rented accommodation
- Licensable HMOs



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# Get your free home fire safety visit and free smoke alarms now!

Keep you and your loved ones safe from fire - get your free home fire safety visit today.

We'll help you sort out a fire escape plan and fit smoke alarms free of charge if your home requires them.



Complete our online form now



Call 0800 0731 999



text "FIRE" to 80800 from your mobile phone



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# Fire Service Engagement

- Home Fire Safety Visits by Fire Service (free!)
- Anyone can make a “referral”
- Partner agencies are encouraged to use our online referral system, CSET
- Visit includes an informal fire safety risk assessment, provision of advice and free 10 year battery operated SD
- <https://www.firescotland.gov.uk/>



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# Risk Factors

- Lone occupants
- Smokers
- Drugs / alcohol dependency
- Mobility issues
- Mental health issues
- Age in combination with other factors



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# Fires in Common Stairs

- Was an issue for The Fire & Rescue Service this year
- All tenants and landlords have a responsibility
- Immediate risk
- [Leaflets / posters](#) available in pdf



# The common stair is your only means of escape in the event of a fire.



Have you ever thought what you would do if fire were to break out in your stair? It may not necessarily be in your flat! A fire started in a common stair could kill you and your family. Even a small bag of rubbish can create enough smoke to fill a whole stair. Items left in a common stair are often deliberately set on fire.

## Keep it clear

- Get rubbish, old furniture, etc out of the building
- Make sure storage areas are kept locked
- For advice on uplifting items contact Waste Services at The City of Edinburgh Council on 0131 529 3030

## If fire does start

- Keep doors closed to prevent smoke filling your house
- Dial 999 and ask for the Fire and Rescue Service, giving as much information as you can



For free home fire safety advice  
**CALL 0800 0731 999**  
or visit our website at  
**[www.firescotland.gov.uk](http://www.firescotland.gov.uk)**



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# Other SFRS activities

- Post Domestic Incident Response
- Operational Intel Gathering visits
- Training exercises
- High Flat inspections



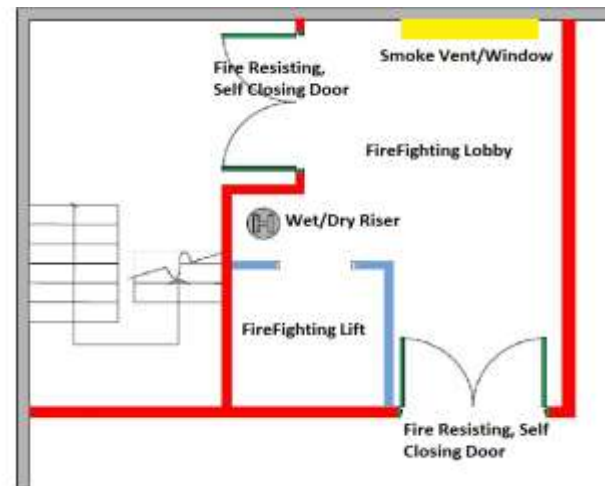
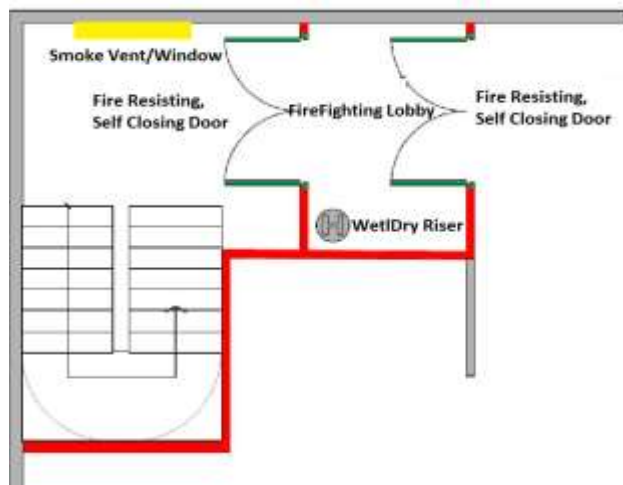
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# Multi Storey Flat Inspections

- Firefighting lift operation
- Dry riser inlets & outlets
- Smoke vents or windows where fitted for smoke clearance
- Self closing fire doors / fire glazing on lobbies and protected stairs only
- Integrity of walls forming FF lobbies and stairs (no holes)



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## Common Deficiencies

### FIRE DOORS

Damaged; Missing; Held open by wedge; Not closing onto frame or has broken hinges.

### SELF-CLOSING DEVICE ON FIRE DOOR

Defective, missing or requires adjustment.

### STAIRWELLS, LOBBIES AND EXITS

Breaches in fire resisting construction; Fire resistant glazing cracked/broken; Combustibles being stored/ obstructions present; Exits blocked; or Lighting broken/defective

### LANDINGS

Flat/house doors additionally secured restricting Fire Service entry e.g. iron gates; UPVC front door fitted; Combustibles being stored/ obstructions present.

### RISER INLETS/OUTLETS

Release mechanism faulty or no washer; Door panel broken or faulty door lock; Inlet riser door not clearly painted or denoted; Valve packing gland leaking -wet riser only; Guidance on operation of wet riser not posted/visible.

### FIREFIGHTING LIFTS

Controls inoperable or inaccessible; Switch faulty or lift not operating when switched; Lift keys inoperable or missing; Emergency lift recall test failure.

### SMOKE CONTROL SYSTEMS

Mechanical /Natural. Fault showing/non-operable.

### DOOR ENTRY CODE / ACCESS FOR APPLIANCES:-

Door entry code invalid; Access to riser inlet from hydrant not available; Suitable space/hydrant access not available; Issues with hydrant availability/condition.



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# Private Rented Accommodation

- [The Housing Act 2014](#) (repairing standard)
- All SD fitted after 3 Sept 2007 must be mains interlinked (with standby supply)
- BS 5839-6
- Weekly test
- [Housing and Property Chamber](#)
- [Changes to the Law](#)



# Licensable HMOs

- Part 3 of the Housing (Scotland) Act for licensing
- Part 3 of the [Fire \(Scotland\) Act](#) for fire safety
- Practical Fire Safety Guidance for Premises Providing [Sleeping Accommodation](#)
- FSRA required
- More stringent fire safety measures



# Conclusion

- Partnership approach to fire safety
- Consider whether you are doing enough or whether more needs to be done
- Consider becoming a Home Fire Safety Visit referral partner
- Safer Scotland



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