



South Wales
Fire and Rescue Service



Gwasanaeth Tân ac Achub
De Cymru

UK Protocol for Fire Services & Environmental Health for Rented Accommodation

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Raising Awareness - Reducing Risk
Codi Ymwybyddiaeth - Lleihau Perygl



Introduction ~ Legislation

- Regulatory Reform (Fire Safety) Order 2005, which consolidates over 100 pieces of primary legislation and regulations in respect of fire safety and simplifies enforcers.
- Housing Act 2004



Purpose

Identify how the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005 can most effectively be used together to reduce the risk of fire in houses in multiple occupation (HMO's).



Fire

Safety and Housing Working Group

- Chief Fire Officers' Association
- Chartered Institute of Environmental Health,
- National Landlords Association,
- LACORS and;
- National HMO Network.



Protocol

- This protocol establishes joint working relationships between Local Housing Authorities and Fire and Rescue Authorities.
- It addresses areas of legislative overlap between the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005.
- It provides a framework to assist in the development of detailed local arrangements.
- The Protocol has been jointly endorsed by the Housing Minister and Fire and Rescue Service Minister at CLG and is recommended for adoption by all enforcing authorities.



Work in liaison with:

- Housing and Fire Divisions within the Department of Communities and Local Government
- The Chartered Institute of Environmental Health (CIEH) (Andrew Griffiths)
- The National HMO Network (Andy Kippax)
- The National Landlords' Association (Elizabeth Brogan),
- Chief Fire Officer's Association (Paul Drysdan, Tony Agar and myself).



Joint Approach

- CFOA, LACORS, CIEH and the National Landlords Association with the support of HM Government are producing a guide to Fire Safety in HMO's and like premises.
- Kevin Thompson from the London Borough of Ealing Local Housing Authority has been seconded to LACORS for 6 months to produce the guide.



“LACORS” Guidance

- The questionnaire taken place immediately before Christmas.
- Consultation document issued 21st January 2008.
- New guidance to be issued shortly.



Guidance

The intention is that the Guidance should supplement HHSRS and particularly the sleeping accommodation guide in relation to the residential accommodation.



Guidance

This should also address what is required in relation to HMO licence conditions, where applicable, as regards fire safety (Article 43 disapplies HMO licence conditions in areas where the Fire Safety Order applies).