

ABERDEEN CITY COUNCIL

COMMITTEE	Public Protection
DATE	23 February 2022
EXEMPT	No
CONFIDENTIAL	No
REPORT TITLE	Scottish Fire and Rescue Service Thematic Report – New Scottish Government Legislation for Fire Detection in Domestic Properties
REPORT NUMBER	SFR/22/048
DIRECTOR	Chay Ewing, Local Senior Officer, SFRS
CHIEF OFFICER	Andy Dick, Group Commander, SFRS
REPORT AUTHOR	Craig Wallace, Group Commander, SFRS
TERMS OF REFERENCE	5.6

1. PURPOSE OF REPORT

- 1.1 To present the Scottish Fire and Rescue Service Thematic Report - New Scottish Government Legislation for Fire Detection in Domestic Properties.

2. RECOMMENDATION(S)

- 2.1 That the Committee consider and note the information provided in this report. **Appendix A** Thematic Report – New Scottish Government Legislation for Fire Detection in Domestic Properties (hereon in referred to as the new detection standard).

3. BACKGROUND

- 3.1 This report invites you to review how the Scottish Fire and Rescue Service is supporting the implementation of new detection standard in Aberdeen City.
- 3.2 This update shows the progress being made by the SFRS to ensure high risk owner-occupier properties comply with the new standard.

4. FINANCIAL IMPLICATIONS

- 4.1 The costs associated with the installation of detection to meet the new standard is the responsibility of the homeowner and landlord. It is estimated that for an average three-bedroom house, which requires three smoke alarms, one heat alarm and one carbon monoxide detector will be around £220. This is based on using the type of alarms that homeowners can install without the need for an electrician.
- 4.2 There has been significant investment by Aberdeen City Council to ensure their housing stock complies with the new detection standard.
- 4.3 To protect the most vulnerable, the Scottish Fire and Rescue Service will fit interlinked alarms into owner-occupied homes where the individual/household is assessed as high risk through the Home Fire Safety Visit assessment process.
- 4.4 Care and Repair Scotland can help elderly and disabled people meet the new standard. To be eligible for this support the occupier must own and live in their home, that has a council tax band of A-C. They must also be of state pension age and receiving guaranteed Pension Credit, or have a disability and be in a support group for Employment and Support Allowance.

5. LEGAL IMPLICATIONS

- 5.1 The new detection standard is the minimum legislative requirement as of 01 February 2022.
- 5.2 Domestic properties are not relevant premises within the scope of the Fire (Scotland) Act 2005 therefore, the SFRS is not the enforcing authority of the new legislation.
- 5.3 Local Authorities will be able to use their statutory powers to require owners to carry out work on substandard housing as is the case for other elements of the Tolerable Standard. The Tolerable Standard Guidance: Satisfactory Fire Detection and Satisfactory Carbon Monoxide Detection (Chapters 16/17) is relevant to the new detection standard.
- 5.4 The new detection standard extends those which currently apply in the Private Rented Sector to housing of all tenures – landlords should already be complying. The standard is enforced by the right of tenants to apply to the First-tier Tribunal for Scotland (Housing and Property Chamber) should a landlord fail to comply.
- 5.5 Compliance will also form part of any Home Report when a homeowner comes to sell their property.

6. MANAGEMENT OF RISK

6.1 Not applicable

7. OUTCOMES

Local Outcome Improvement Plan Themes	
	Impact of Report
Economy	Whilst not specific to any Stretch Outcome, the paper contributes to fire safety which will assist with achieving a safer place to live, work and visit.
People	Whilst not specific to any Stretch Outcome, the paper contributes to fire safety which will assist with achieving a safer place to live, work and visit.
Place	Whilst not specific to any Stretch Outcome, the paper contributes to fire safety which will assist with achieving a safer place to live, work and visit.

Design Principles of Target Operating Model	
	Impact of Report
Customer Service Design	
Organisational Design	
Governance	
Workforce	
Process Design	
Technology	
Partnerships and Alliances	

8. IMPACT ASSESSMENTS

Assessment	Outcome
Equality & Human Rights Impact Assessment	N/A
Privacy Impact Assessment	N/A
Duty of Due Regard / Fairer Scotland Duty	Not required.

9. BACKGROUND PAPERS

None

10. APPENDICES (if applicable)

Appendix A – Scottish Fire and Rescue Service Thematic Report New Legislation for Domestic Fire Detection

11. REPORT AUTHOR CONTACT DETAILS

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