



**Fire Safety  
Strategy/Community  
Lettings**

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**Housing** Northern Ireland Executive

# Fire Safety

- **The Fire Safety Regulations (NI) 2010**
- **enforced solely by the NI Fire & Rescue Services (NIF&RS).**
- **September 2010.**



# Fire Safety

**Places a duty on employers, managers, owners and others in relation to fire safety, including duties in relation to carrying out fire safety risk assessments, putting in place necessary fire safety measures, and keeping fire safety risk assessments and their outcomes under review.**



# Relevant Premises

- **Hostels**
  - 22No.
- **Flats over Shops**
  - A number of Locations
- **Office Accommodation**
  - 50No. (Offices / DLO Accommodation)
- **Houses in Multiple Occupation.**
  - In our role as regulatory body



# Relevant Premises (Cont'd)

**Common Areas of Flat Blocks including the maintenance of existing Fire Fighting Facilities (where applicable):**

- **20,000 No. Flats <5 storeys**                      **potentially**  
**5000 No. Communal Areas.**
- **1900 No. Flats >5 Storeys**                      **potentially**  
**475 No. Communal Areas.**



# Relevant Premises (Cont'd)

## Premises associated with Community and Commercial Lettings

- **Community Lettings**                      **360 No.**
- **Commercial Lettings**                      **418 No. (34 of which are community lettings)**



# Relevant Premises-Common Areas

## **Additional duties and obligations :**

- **To carry out and review fire risk assessments**
- **To ensure that fire safety measures are put in place.**
- **To comply with the specific requirements of the Regulations including ensuring premises are equipped with an appropriate means of fighting fire, or warning in the event of a fire; ensuring that primary and secondary means of escape are kept free from obstruction at all times; ensuring appropriate procedures in the event of danger from fire; ensuring that any fire safety facilities, equipment and devices provided are properly maintained in efficient working order.**



# Common Areas

- **Duties re: fire risk**
  - **Duties re: management-**
- Regular inspections**
- Records Maintained**
- Fire doors/Grade “O” paint**
- Removal of obstructions**
- etc**





# Community Lettings

- **New lease**
- **Approvals**
- **Usage**
- **Inspection**
- **Remedial Action**
- **Records**
- **Responsibilities**



# New Lease

- **Replaces current lease when expires**
- **3 months to meet requirements**
- **Detailed Usage**
- **Housing need has been met/low demand**
- **Planning & BC approval to change of use**
- **Constitution/PLIC etc**
- **Register maintained**



# New clauses

- **The requirement not to breach any statutory obligation required under Fire & Rescue legislation. (Part 1 para 14.2)**
- **The need to report any Health & Safety issues to the Housing Executive in writing (Part 1 para 14.3)**
- **Limitation of usage in relation to a crèche (Part 1 para 26)**



# Approvals

- **NIHE will submit Planning application**
- **NIHE will bear costs (concessionary fee)**
- **BUT Group must provide plans**
- **Building Control-applications/supporting documentation lodged by Group**
- **NIHE subsidise to max £60**
- **Both required re: Change of use**



# Usage

- **Exhaustive and exact**
- **Use by location within building(s)**
- **Times**
- **Numbers**
- **Purpose**
- **Schedule 8 of lease**



# Responsibilities

- **Health & Safety**
- **Inspection**
- **Records**
- **Responsible Officers**
- **Works/remedial action**
- **Option Appraisal**



# Awareness

- **Seminar for Managers-30 June**
- **H&S risk Assessment –specialist**
- **Management –local**
- **Responsibilities-joint**
- **Awareness/training to be arranged**
- **Legislation due Sept 2010**





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