

# Fire Policy Summary



- **Our Objectives:**
  - Our key objective of this policy is to ensure that Cabinet, Senior Leadership Team, Employees, Partners and Tenants are clear on what our legal and regulatory obligations are and that our policy provides the framework on how we will meet these obligations.
  - As a landlord, we are responsible for carrying out fire risk assessments, taking action to identify, manage and mitigate risks associated with fire. We have a duty to take general fire precaution measures to ensure, as far as is reasonably practicable, the safety of the people on our premises and in the immediate vicinity.
- **Policy dates:** The full version of this policy (version 1.0) was signed off and approved by the Director of Housing in January 2024 and will be reviewed every two years or sooner if there is a change in legislation or regulations.
- **The policy scope and limitations:** This policy applies to any housing assets which are owned or leased by Babergh and Mid Suffolk, which are rented out and managed as social housing. This includes:
  - Houses and flats and any communal areas within these
  - Operational and Commercial buildings that are managed or owned by Babergh and Mid Suffolk District Councils such as Depots and workplaces for staff.
- **Our obligations:** Under legislation Babergh and Mid Suffolk District Councils are the 'Responsible person' which means we are required under law to carry out the following:
  - Carry out and record a fire risk assessment in buildings which have two or more sets of domestic premises and share a communal area, to identify fire precautions and other control measures and consider who may be especially at risk.
  - Implement all necessary fire precautions and control measures to lower the risks, implement a system of maintenance and review actions.
  - Periodically review the fire risk assessments, this needs to be done by a competent person or Contractor.
  - Provide tenants with clear fire safety instructions and information on fire doors.
- **Programme:**
  - We will ensure all communal blocks and other properties with communal areas that we own and manage, will have a fire risk assessment in place where we have the legal obligation to do so.
  - We will then maintain a programme for review, this will be determined by the premises, occupation and fire risk level. This will be between one and three years.
- **Consequences if we fail to deliver on our policy:** In serious cases of non-compliance our Senior Leadership Team and Cabinet will consider if it necessary to disclose this issue to the Regulator of Social Housing under regulatory framework and other relevant organisations such as the Health and Safety Executive.