

Fire Safety Policy

Date of last review: October 2020

Date of next review: October 2022

Version: 1.0

Document Owner: Phil Scott, Head of Compliance

1.0 Aims of Policy

The overall aim of this policy is to ensure the safety of people in properties owned and managed by Lambeth Council in regards to fire safety and prevention.

2.0 Who is this policy for?

Council officers and contractors involved in fire safety and compliance.

3.0 Policy Statements

1. The Council will comply with its legal duties, in particular under [the Regulatory Reform \(Fire Safety\) Order 2005 for England and Wales](#).
2. Landlords have a legal obligation to ensure that fire risk assessments are performed on all relevant Lambeth stock as based upon a building fire risk grading. Lambeth aims to achieve 100% compliance with fire risk recommendations generated from the fire risk assessments where applicable.
3. The fire risk assessment process begins 4 weeks before a new assessment is due to allow for adequate planning of resources and access arrangements. We will also carry out a fire risk assessment should a property undergo a fire.
4. Lambeth Housing Management (and others who provide housing management services on behalf of Lambeth) are aware of the risks associated to fire and fire related issues. The highest standards are maintained with regard to;
 - Managing the renewal of building fire risk assessments.
 - Fulfilling recommendations generated from fire risk assessments.
 - Provision and Maintenance fire safety equipment.
5. Lambeth will take a proportionate and risk-based approach where tenants are unwilling to provide access if they are considered vulnerable. Vulnerability is defined in the [Vulnerable Tenants Policy](#), and also currently includes those in a high risk group who may be concerned about Covid-19.
6. All fire safety works will follow government guidance on social distancing and other actions to work safely during Covid-19.
7. Lambeth will look to implement technological solutions to fire safety checks where these are available.

Resident Responsibilities

8. Tenants are required to provide access to the communal areas of their properties to allow for fire safety works and the annual gas safety check. Their responsibilities are outlined in the Tenants Handbook and Tenancy Agreement.
9. Lambeth Council will remain responsible for undertaking fire risk assessment and fire safety works for properties containing Leaseholders where the property Freehold still belongs to Lambeth Council. In circumstances where the freehold has been bought out by the private residents Lambeth will no longer be responsible for the performance of fire safety risk assessments and or works arising from such reports. Lambeth will publicise to leaseholders their responsibilities and provide an option to use the council's contractors to carry out fire safety assessments and works.

Links to legislation and other docs.

- [Procedure: Fire Risk Assessment](#)
- The Health and Safety at Work etc. Act 1974
- The Management of Health and Safety at Work Regulations 1999
- Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR)
- The Landlord and Tenant Act 1985
- The Building Regulations
- The Housing Act 1985
- The Housing Act 2004
- [the Regulatory Reform \(Fire Safety\) Order 2005 for England and Wales](#)
- [the Fire \(Scotland\) Act 2005 for Scotland](#)
which was substantially amended by
- [the Police and Fire Reform Scotland Act 2012 on 1 April 2013](#)

Workplace process fire safety requirements, termed 'process fire precautions (PFPs)', are made under:

- [Dangerous Substances and Explosive Atmospheres Regulations 2002 \(DSEAR\)](#)
- [Health and Safety at Work etc Act 1974 \(HSWA\)](#)
- HSE.Gov - General Fire Safety