



DERBY CITY COUNCIL

**HOUSING AND ENVIRONMENT
CABINET MEMBER MEETING
16 March 2010**

ITEM 5

Report of the Corporate Director of Corporate
and Adult Services

Fire Safety in Housing

RECOMMENDATION

1.1 To approve the content of the documents;

- 'Housing – Fire Safety. Guidance on fire safety provisions for certain types of existing housing' first published by LACORS in July 2008 and;
- 'Fire Safety Plans for Houses in Multiple Occupation and Other Dwellings' published by Decent and Safe Homes (DASH) in February 2009;

as council policy for the purpose of enforcing fire safety in private sector dwellings throughout the city of Derby.

SUPPORTING INFORMATION

- 2.1 A document entitled 'Fire Safety in Houses in Multiple Occupation and Other Dwellings' published by DASH in September 2006 was approved as council policy for the purpose of enforcing fire safety standards in private sector dwellings throughout the city of Derby on the 2nd February 2007.
- 2.2 This document was superceded by the document published by LACORS in July 2008.
- 2.3 Fire safety within the home is an extremely important issue, especially in mixed use premises and where unrelated occupiers, who live independently from one another, share common areas of the same building. This area of law is covered by both the Housing Act 2004 - enforced by local housing authorities - and the Regulatory Reform (Fire Safety) Order 2005 – enforced by Fire and Rescue Services.
- 2.4 The 2006 DASH publication was one of many regional guidance documents available throughout the country at that time. With the advent of the Housing Act and the Fire Safety Order there was a need for fire safety guidance to be consolidated. The LACORS guidance – much of which is based on the original DASH document – is now recognised as the appropriate reference source for all local authority enforcement officers and manages the relationship between the two pieces of fire safety legislation.

- 2.5 The document 'Fire Safety Plans for Houses in Multiple Occupation and Other Dwellings' published by DASH is a document which contains a fire safety solution in line with the recommendations of the national LACORS Guide for 31 typical floor layouts in the East Midlands.
- 2.6 The two documents referred to in 1.1 are now being used by officers in the Housing Standards Team in their enforcement of fire safety in private sector dwellings.

For more information contact:	Rob Rylott 01332 e-mail rob.rylott@derby.gov.uk
Background papers:	None
List of appendices:	Appendix 1 – Implications Appendix 2 - Housing – Fire Safety. Guidance on fire safety provisions for certain types of existing housing. Available at: http://cmis.derby.gov.uk/CMISWebPublic/Meeting.aspx?meetingID=2063 Appendix 3 - Fire Safety Plans for Houses in Multiple Occupation and Other Dwellings.

IMPLICATIONS

Financial

- 1.1 None.

Legal

- 2.1 The approval of these guidance documents will endorse the authority of staff in the Housing Standards Team to enforce fire safety in dwellings within Derby City.

Personnel

- 3.1 None.

Equalities impact

- 4.1 The standard of private housing in the city impacts upon the quality of life both for occupants and for those living in the neighbourhood, impacting most heavily on the more vulnerable sectors of Derby's community.

Corporate priorities

- 5.1 The enforcement of fire safety in dwellings throughout the city will improve the quality of life in Derby's Neighbourhoods.
- 5.2 The enforcement of fire safety in dwellings throughout the city will help build healthy and independent communities.