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**From:** [REDACTED]  
**Sent:** 07 December 2016 12:46  
**To:** jwray@kctmo.org.uk  
**Subject:** Fire Safety Policy & Strategy review - QUERY

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Please see below if this helps

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-----Original Message-----

From: Janice Wray <jwray@kctmo.org.uk>  
To: carlstokes [REDACTED]  
Sent: Wed, 7 Dec 2016 7:03  
Subject: Fire Safety Policy & Strategy review - QUERY

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Am currently working to review this doc and present to our Committee. The bit we currently have about legislations below and I have put a suggested amendment in red type – grateful if you would comment on this please

**2. Legislation**

2.1 A range of legislation applies in relation to maintaining Fire Safety in residential blocks. This includes the following -

- the Building Regulations – When constructed a building must be compliant with the requirements of the Building Regulations at that moment in time. If any work is undertaken within the building after construction then the work involved must comply with the requirements of the Building Regulations at the time of the work/refurbishment. This can mean that a building can have different standards of Building Regulations within it. Approved Document B of the Building Regulations covers the Fire Safety aspects of any building work.
- the Housing Act 2004 – This applies to the whole of a residential building, both the dwellings and the common parts of a residential building, this is enforced by the local Authority Environmental Health Officers. They apply the Housing Health & Safety Rating System (HHSRS) to identify whether any of the 29 separate potential areas of hazard constitute risk within the building.
- The Regulatory Reform (Fire Safety) Order 2005 applies to the common parts /communal areas of residential blocks and also to any workplaces within a block, this legislation does not apply to domestic self contained private dwellings. The Local Fire Authority is the enforcing body for this legislation.

Please advise

thanks

Janice  
**Janice Wray**  
TMO Health, Safety & Facilities Manager  
t: [REDACTED]



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