

Fire Prevention and Mitigation Framework

Delivering Safer Communities 2021 - 2026

April 2024

wheatley-group.com

1. Preventing and protecting
2. People and communities
3. Partnerships and collaboration
4. Pioneering products and services





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Our organisation

Wheatley Group has a unique integrated range of services that give our customers unrivalled access to expertise and resources across housing, homelessness, care, support, advice, training, volunteering and employment. Our subsidiaries are:



Wheatley Homes Glasgow, Scotland's largest social landlord, has more than 43,000 affordable homes in Glasgow. Working closely with Scottish Fire and Rescue (Glasgow) and the Glasgow City Council Multi Agency Tasking and Coordinating Group, Wheatley is also represented on Glasgow's Strategic Community Planning and Safe Glasgow groups.

Glasgow, as Scotland's largest city, has the highest proportion of accidental dwelling fires (ADF). The proportion reported to us in Glasgow is broadly in line with its proportion of stock and accounts for almost 80% of incidents. This is often concentrated in areas of high deprivation – in 2022 nearly half of Glasgow's population lived in areas identified as amongst the 20% of most deprived communities in Scotland.



Wheatley Homes East has almost 7200 affordable homes in Edinburgh, the Lothians and Fife and works with Scottish Fire and Rescue across three local authority areas (Edinburgh City, Lothian and Borders and Fife Division). Edinburgh has just under 15% of its data zones in the most deprived 20%, while Fife has 20% and West Lothian 15%.

Loretto Housing

Loretto Housing Association has more than 2750 affordable homes across the central belt and works closely with the SFRS and a number of local authorities to prevent accidental dwelling fires. Loretto Housing has a higher proportion of customers in supported or specialist accommodation where we work closely with care colleagues.



Wheatley Homes South has 10,300 affordable homes spread from Dumfries to Stranraer. It provides the majority of the social rented stock in the area. Wheatley Homes South has well established links with their Scottish Fire and Rescue Service to ensure a joined up and effective approach is provided to preventing accidental dwelling fires. One third of the population live in communities with less than 500 people. Approximately 10% of data zones in Dumfries and Galloway are amongst the 20% most deprived in Scotland.

Our organisation



Wheatley Care provides care and support to approximately 3000 customers each week. Wheatley Care's innovative services are integral to supporting vulnerable customers and works closely with Wheatley 360 to prevent, and respond effectively to, customers who hoard combustible materials. Our wider care services provide support to customers in a whole range of areas including homelessness, alcohol abuse and other vulnerabilities.



Wheatley 360 is our wraparound support division changing lives from every angle. Its role is at the heart of making our communities safer and helping people to settle in their homes. Concierges and neighbourhood environmental teams provide a local and visible service. Wheatley 360 also includes the homelessness and allocations teams. Wheatley Foundation invests



over £5 million annually on improving the life opportunities of disadvantaged people in Wheatley's communities, which includes funding our Home Comforts services to customers experiencing poverty. It provides jobs, training and apprenticeship opportunities to many of our customers. These opportunities have given customers with some of the most challenging histories opportunities, optimism and better life chances.



Introduction and background

Wheatley Group (the Group) is Scotland's leading housing, care and property management organisation. It comprises six registered social landlords (RSLs), one care organisation and two commercial organisations. In addition to the subsidiary organisations, the Group also entered into a joint venture in April 2017 with City Building (Glasgow).

As the largest and most diverse landlord in Scotland, we recognise the crucially important role we have in ensuring our customers are safe in their homes. Your Home, Your Community, Your Future, our 2021-26 five-year strategy, acknowledges that customers feeling safe and secure in their homes is of paramount importance and all RSLs commit to a shared vision and passion for improving the homes and lives of those in our communities.

As a Group, we are nationally and internationally recognised for defining excellence and have an outstanding track record in delivering sector leading standards of service and

innovation in all fields in which we operate.

We know that across the UK hundreds of preventable fire deaths and injuries occur every year in places where people should feel safe – their homes. We recognise the crucially important role we have in ensuring our homes are constructed, managed and maintained in a way which maximises fire safety for our customers.

Our first Fire Prevention and Mitigation Framework is already regarded as sector-leading and a fire prevention exemplar. It contributed to a 32% reduction in accidental dwelling fires between 2018 and 2021. Our Community Improvement Partnership (CIP) broke new ground in close and effective working between Wheatley staff and the Scottish Fire and Rescue Service (SFRS). It has created strong results for tenants and communities across Group. Not only does this facilitate joint working, the sharing of data across services means we can all provide more effective responses.



services. This will reduce the risk of accidental fires, keeping all our customers and communities safe. When we talk about people being vulnerable or having vulnerabilities, in respect of fire safety, we align to the SFRS approach. This includes people with physical conditions that affect their ability to recognise risk or self-evacuate as well as people who might be on medication or present with chaotic lifestyle behaviours, increasing the risk of fire due to drug and/or alcohol abuse.

Our updated framework will take these developments to the next level, further reducing accidental dwelling fires.

We have set a challenging target that **by 2026 we will have reduced accidental dwelling fires by a further 10% and 100% of applicable properties will have a fire risk assessment.**

This will ensure our approach to reducing accidental dwelling fires is underpinned by the key aspects of our Group strategy.



stronger communities”. Our new operating model, developed to support our Group strategy, is based on highly skilled staff who can empower customers to get the services and support they require. We will increasingly look to digital and easy access approaches so that people can quickly tell us what they want us to hear. In turn we can then respond effectively and quickly while ensuring that no one is left out.

It will also support many of the other key aims in the strategy. This includes the increase in the number of homeless households we house – many of whom are likely to be vulnerable or to have suffered trauma. Our approach will help ensure these households settle while maintaining stable communities.

Our strategy also sets out ambitious targets to deliver 4000 new build homes over five years. Our expertise will help inform designers of opportunities to design out risks associated with accidental dwelling fires. Customers will co-create our approaches and priorities using our new customer engagement framework “stronger voices,

This updated framework will embed our approach to fire safety and prevention across all areas of Group. Our aim is to ensure staff who have a role in supporting customers will have an understanding of fire safety measures and the skills to help customers stay safe in their homes. We will work with our customer-facing staff to ensure they have the training they need to deliver this.

Training will apply across all services, including the Customer First Centre, housing officers, concierges and care staff, so that they can respond well to ‘at risk’ customers and can understand underlying issues which may be relevant.

Our approach is laid out within this framework under four distinct themes. These are:

- Preventing and protecting;
- People and communities;
- Partnerships and collaboration; and
- Pioneering products and services.



We know that the right intervention at the right time is key – effective, early support will help address issues before they become major problems.

We will expand our use of shared data, information and expertise to identify customers who most need our support, addressing the root cause of their behaviour before it starts to affect the likelihood of having an accidental

dwelling fire. Our approach will be based on staff – concierges, housing officers, care staff and anyone with customer contact – who understand the impact of risky behaviours and who can help people make connections in the community. This approach can help to change lives, not just reduce the risk of an accidental dwelling fire.

Our expert Fire Safety Team will be able to use this information alongside a trauma informed approach to work with individuals to improve their behaviour and to support families which are impacted. Our integrated approach to housing and care and to help change lives will mean our customers can access a wide range of specialist services from us, directed by them, to meet their needs.

Many of our customers will require more specialist services, particularly in relation to substance abuse or mental health. We will use our strong partnerships to build better pathways to support these customers whether that is care, risk management assessments, enforcement or a mix of interventions.

Our partnership approach will also help provide focused intervention from all agencies where there are major issues of fire safety. These interventions will be directed and influenced by the priorities identified by our communities where this is appropriate. Our staff and partners will be able to tap into wider Wheatley services to help people settle in a community, to gain employment skills and to gain confidence through volunteering in their neighbourhood.

Increasingly, digital will be an important form of contact and our Group strategy is committed to developing these for the benefit of neighbourhoods. Physical locations will also continue to create a sense of community with space for groups to meet.

The implementation of this framework will ensure we build on our already outstanding locality planning approach and take a lead role in influencing other organisations and agencies in the interests of our customers. Importantly, it will also enable our customers and communities to have their voices heard and empower them to influence the design of services they need and

want. A key building block to delivering on this ambition will be the continued development of our existing sector leading approach to establishing common objectives, sharing data and agreeing co-ordinated approaches and common indicators of success with our partners.

The framework will be a key building block in achieving our strategic vision **‘Customers having increased control over their services, their communities and their lives, with new opportunities for building skills and resilience’**.

The key Group strategic target for this framework is that we **further reduce accidental dwelling fires by a further 10%**.



Building on our success

Wheatley Group's first five-year strategy delivered outstanding customer satisfaction in housing, care and property management across the homes we manage in Scotland.

Over the past five years we have worked with our customers and communities to ensure our neighbourhoods are places customers are proud to live.

Our framework ensures our subsidiaries can access products and services that support and promote fire safety across all our business areas and property types.

Our innovative fire safety operating model makes sure our housing officers are close to our customers and their communities through small patch sizes. This means they know with vulnerable customers with social and lifestyle factors which place them at a higher risk, and are able to draw on products and services that meet their needs, helping to keep customers safe.



Here are some examples of the initiatives and services in place.

Group Fire Safety Team

The Group has seven fire safety officers, who are highly experienced and trained in the latest fire safety practices and policies.

Our programme of fire risk assessments

We have delivered a programme of fire risk assessments across all of our relevant and non-relevant premises including multi-storey flats (MSF) and Livingwell sites.

Fire safety working group and executive meetings

Our fire safety working group meets regularly to discuss fire safety issues and ways to improve our operating model.

Fire safety operating model

Our fire safety operating model was recognised by the Scottish Government's Unintentional Harm Hub.

Over 1600 vulnerable customer visits

Since 2021, our fire safety team has conducted over 1600 person centred fire risk assessments and fire intervention visits in our customers' homes.

Practical fire safety guidance

Wheatley Group senior staff were represented on the Scottish Government ministerial working group and have implemented the practical fire safety guidance for high rise and specialised housing.

Award winners

The fire safety team won the resident engagement award at the AICO community awards in May 2022, the team of the year award at the British Safety Council international awards in May 2023 and fire team of the year at the Fire Safety Matters awards in June 2023.

Further reduction in accidental dwelling fires

We have set ourselves the target of reducing accidental dwelling fires by a further 10% between 2021 and 2026.

Repairs and investment

We have a dedicated repairs team who work with duty holders, the Fire Safety Team and on-site environmental teams to ensure our recommendations are actioned quickly.



National and Group context

New fire safety guidance for owners and residents of high-rise buildings in Scotland was published in December 2019.

The practical fire safety guidance for existing domestic high rise buildings provides advice on preventing fires and reducing the risk of fire. All our residents in high-rise buildings were given separate leaflets on what to do if there is a fire and how to prevent them starting. The leaflet confirms the importance of the 'stay put' policy advocated by SFRS, as well as actions to stop fires happening and keeping yourself and others safe from fire.

The guidance, which is also available from our Group Fire Safety Team. Has six specific chapters on the following topics:

- fire safety in high rise buildings;
- assessing the risk to person;
- fire prevention;
- risk management;
- ongoing control; and
- the law on fire safety.

New guidance to reduce the risk from fire in specialised housing, such as sheltered and supported accommodation, was published in

January 2020. The guidance helps those responsible for the housing and those who provide care and support services to carry out fire safety risk assessments, taking into account the requirements of individual residents.

The guide has two specific sections providing guidance on the following topics:

- Person-centred fire risk assessment
- Premises-based fire risk assessment

We also created a programme of fire risk assessments for our 136 MSF and 33 Livingwell sites. This three-year programme was temporarily suspended during covid restrictions and was subsequently re mobilised in October 2020.

The programme was reviewed and accelerated in September 2021 and by March 2022, 136 MSF and 32 Livingwell properties received a fire risk assessment, 12 months ahead of schedule. The next cycle of fire risk assessments for MSF and Livingwell sites commenced in July 2022 and an additional

Livingwell property in Wheatley Homes East was added to the programme.



The Scottish Fire and Rescue Service (SFRS)

The SFRS continue to be fully committed to working with Wheatley Group to:

- plan and deliver targeted prevention approaches to keeping our customers safe;
- share information more freely, increasing knowledge and understanding to meet the needs of our staff and customers; and
- work with us to develop a Group approach to their future 'safe and well' model.

Safe and well

For more than ten years, the SFRS has been carrying out interventions in people's homes to reduce their risk from fire and to provide advice on actions to take in the event of fire. Although other factors have no doubt also been involved, this approach has resulted in a reduction of risk and a dramatic drop in demand for fire and rescue services, and consequent reductions in the number of deaths and injuries from accidental fires in the home. From this successful fire prevention approach the concept of a 'safe and well' visit has

evolved.

This approach looks to:

- build on the current model and incorporate wider health and social care considerations;
- move to a person-centred intervention to enable people to maintain independence, improve personal resilience and quality of life;
- increase public value and support partners to deliver national and local outcomes; and
- introduce a free, person-centred home visit which replaces and expands upon previous HFSVs.

Staff will continue to give fire safety advice but they will also consider the householder(s), their home environment and lifestyle factors in order to identify risks or needs and provide an effective response. Visits will be offered to individuals who meet standard criteria such as:

- anyone who has a history, or may be a target, of fire related crime;
- high levels of clutter and/or hoarding;
- history of fire, including signs

of burns or scorch marks on furniture or clothing;

- sensory impairment, such as hearing impairment or visual impairment;
- use of medical oxygen, paraffin based emollients or medical airflow mattress;
- an inability to evacuate the property in an emergency due to their age or medical condition;
- mental health issues, including dementia or cognitive impairment;
- use of medication that causes drowsiness, visual disturbance or dizziness;
- alcohol or drug issues;
- anyone who has shown an interest in starting fires; and
- households with occupants over the age of 65.

Person centred fire risk assessment

The team intends to widen to include aspects of the 'safe and well' visits. The team will then produce a person-centred fire risk assessment with their findings.

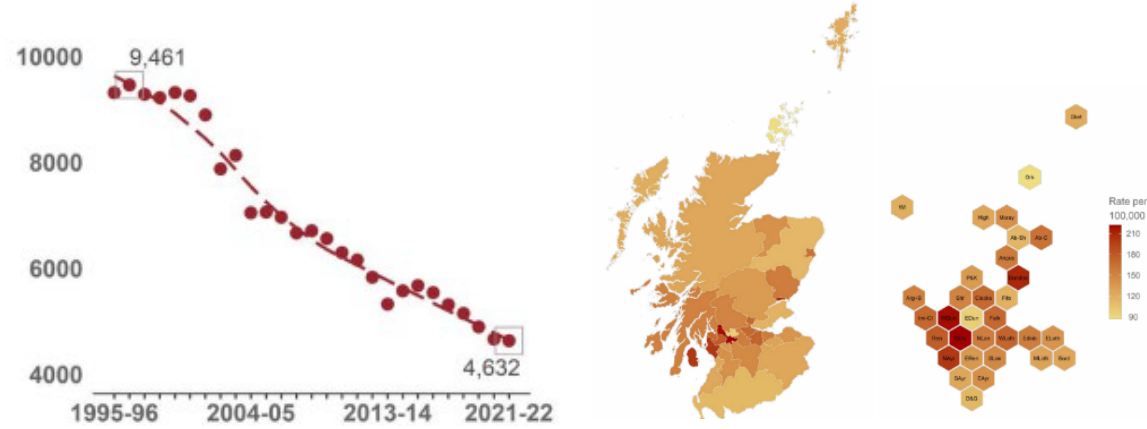
They aim to carry out 600 person-centred risk assessments each year of the strategy to reduce the rate of accidental dwelling fires.



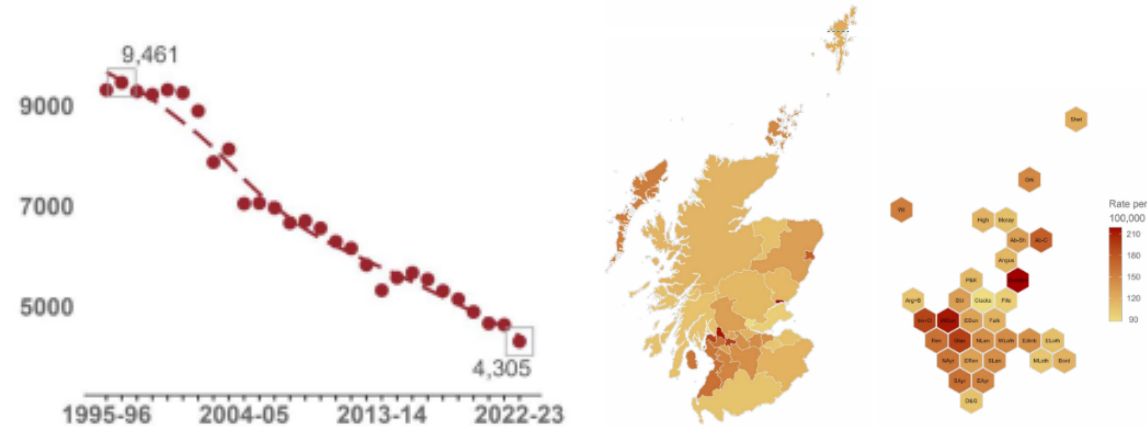
Prevalence of accidental domestic dwelling fires

The number of accidental domestic dwelling fires recorded by the Scottish Fire and Rescue Service fell by 7.7% between 2021/2022 and 2022/2023.

Accidental domestic dwelling fires per 100,000 dwellings to 2021/22



Accidental domestic dwelling fires per 100,000 dwellings to 2022/23



Source: SFRS Incident statistics 2022/23

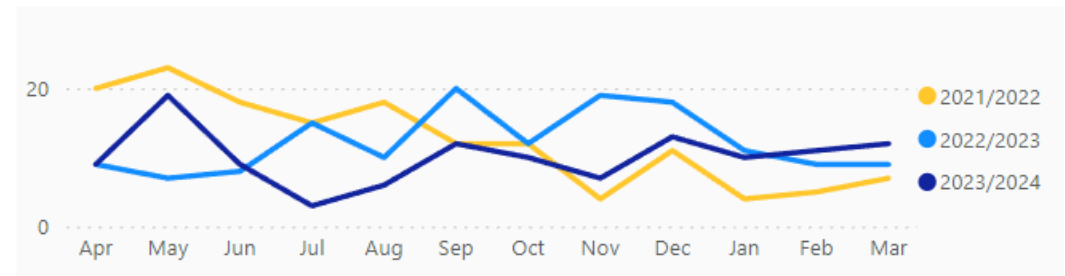
Accidental dwelling fires: local authority comparisons

The number of incidents and casualties vary considerably across the 32 local authorities in Scotland. We use rates adjusted for population or the number of dwellings to more fairly compare these areas. Dundee City had the highest rate of accidental dwelling fires, with 218.9 fires per 100,000 dwellings. West Dunbartonshire had a rate of 213.8 fires per 100,000 dwellings and Glasgow City had a rate of 194.3. In contrast, Clackmannanshire and Fife have the lowest rates at 87.6 and 98.1. The average in Scotland is 143.5

Group accidental dwelling fires

Fundamental to our fire safety operating model has been the recruitment of specialist fire safety officers and the development of a bespoke vulnerable household visit process. A person-centred fire risk assessment ensures that our most vulnerable customers receive a personalised fire risk assessment and where relevant are provided with our fire safety products. We believe this unique approach to vulnerable household visits has significantly contributed to our reduction in accidental dwelling fires. The following chart details our year-on-year reduction in ADFs.

Accidental domestic dwelling fires

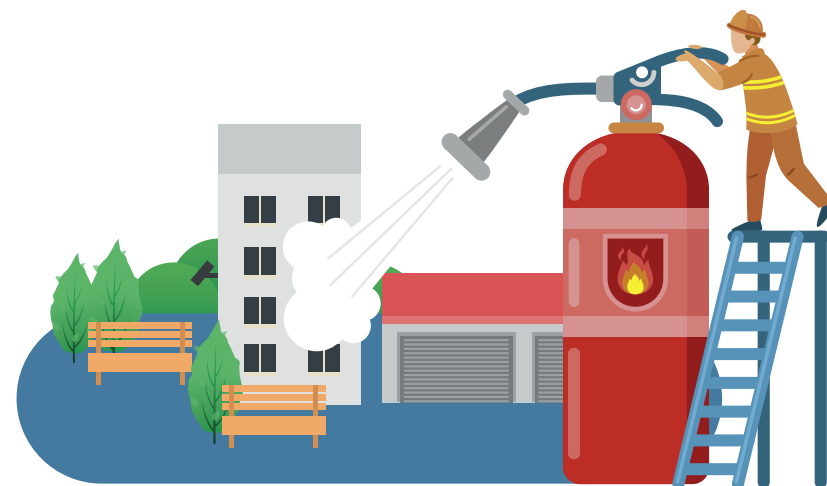


Our vision and aim

Strategic vision: Our framework will make our homes and communities safer for everyone.

Our aim: To build on our sector leading fire safety work through embedding a strong prevention led approach across all our services and to be recognised as sector leaders in the prevention of death and injury from fire incidents.

We will deliver this aim by successfully achieving four high level outcomes:



1.	Preventing, protecting and responding We will continue to build on our existing excellent fire prevention services and continue to protect our assets while reducing fire related injuries and fatalities.
2.	People and communities We will continue to empower our employees and communities to be the architects of solutions in the design and delivery of fire safety services.
3.	Partnerships and collaboration We will continue to strengthen and build on our existing partnerships at a local and national level to deliver enhanced fire safety outcomes.
4.	Pioneering products and services We will continue to drive innovation and explore new technologies and ways of working that will prevent fires and protect our customers.

This structured approach to fire safety and prevention focuses on ensuring that our customers will be empowered to make their own choices and will support digital provision of services where these are appropriate.

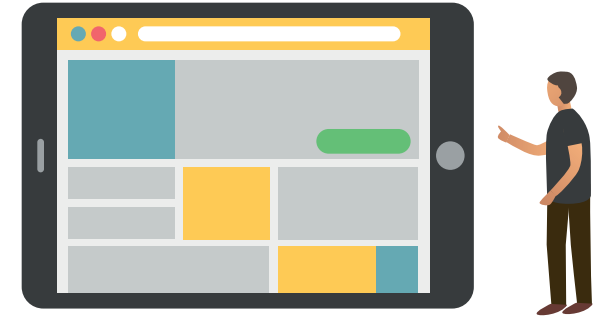
Success will be dependent on staff and customers feeling confident to report issues and identify risk and vulnerability to us and our partners. Our ability to provide quality resolutions to issues and to respond to customer feedback will be vital to this.

Our fire safety 'confidence cycle' will be an important element of this approach. We know that identifying vulnerable customers and providing with them with the right products and services will help us further reduce accidental dwelling fires.

Fire safety customer confidence cycle

This framework recognises that preventing accidental dwelling fires requires partnership working across many organisations. We will continue to support partners to carry out home fire safety visits eventually moving to 'Safe and Well' visits identifying risk and vulnerability.

We will continue to push to achieve outstanding service, challenging our performance and outcomes in each area. As part of our new relationship with customers, we will measure this in different ways, looking to further improve the aspects of service which matter most to customers.



Our strategic and operational response

Through our partnership approach to developing fire prevention services, we have seen a dramatic reduction in the instances of fire and fire related injuries across our communities in recent years. Nonetheless we recognise that, irrespective of the interventions we put in place, there will always be a risk of fire within our properties. This has the potential to adversely affect our staff and customers' feeling of safety, and their ability to peacefully enjoy their homes and working environments.

The Group's current approach to fire safety, and fire risk assessments, has already been recognised as an exemplar model that other organisations should consider adopting.

Key to our approach will be an increased focus on fire safety through our investment and maintenance programmes. Using information we gather from fire risk assessments on our MSFs, we have identified further improvements that can be made to our stock over the next five

years to enhance fire safety even further.

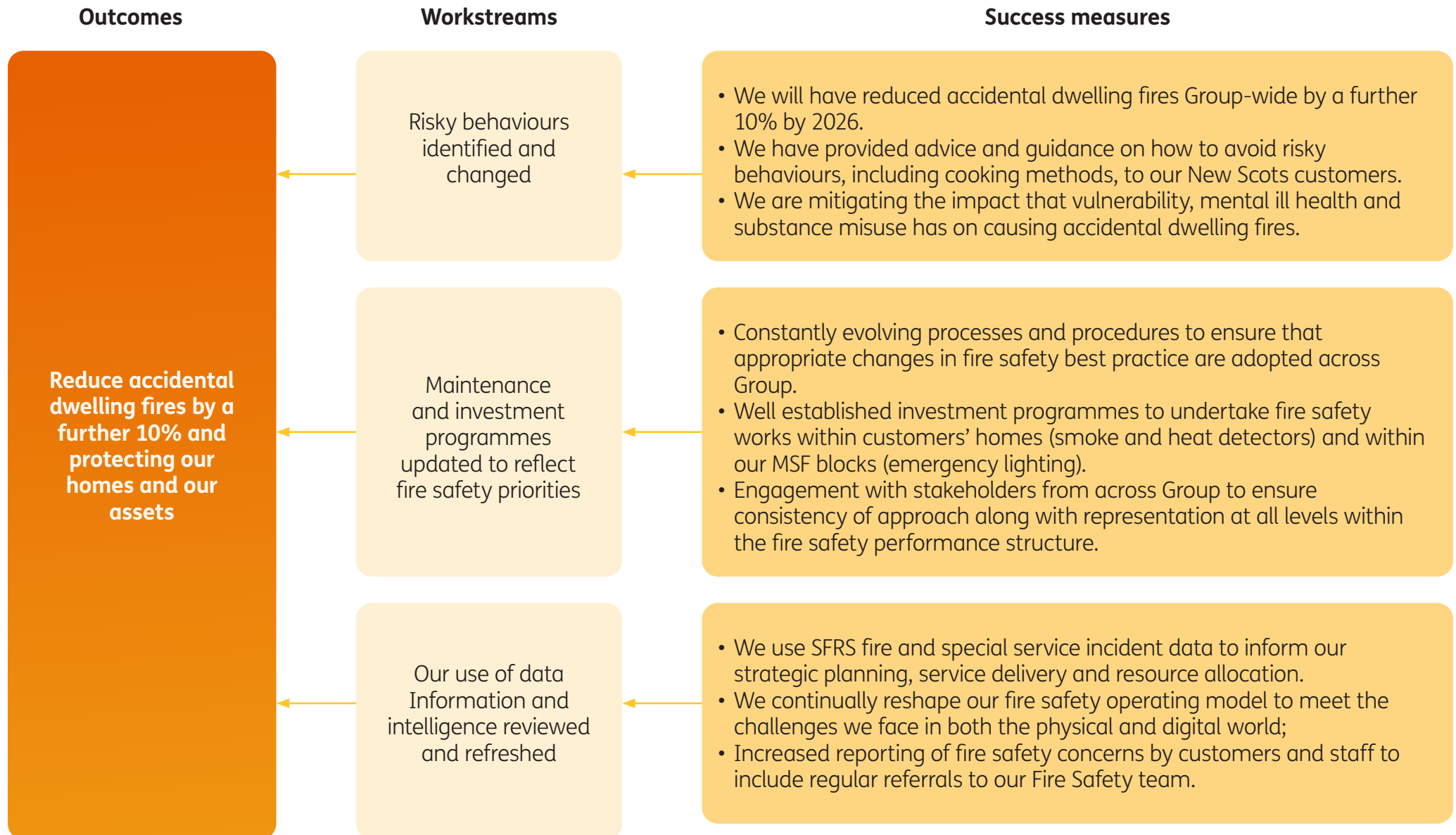
We have integrated these investment works into a larger scale change programme set out against four 'P's or 'pillars': **P**reventing and protecting, **P**eople and communities, **P**artnership and collaboration and **P**ioneering products and services.



1	2	3	4
Preventing and Protecting	People and Communities	Partnership and Collaboration	Pioneering Products and Services.

Throughout the lifetime of this framework, we will continue to design and deliver our activities around these pillars. Our themed approach to how we will deliver our strategic outcomes and high level success measures is summarised in the charts below. Each pillar will be supported by a detailed implementation plan and will be led by senior managers, who will be responsible for ensuring our objectives are met.

1. Preventing and protecting



1. Preventing and protecting (cont)

Achieving success

Changing and influencing behaviour

The best way to prevent fires is to change risky behaviours and staff across Wheatley, rooted in local communities, are amongst the best placed to influence our customers, particularly the most vulnerable. This is embedded through our operating model with our housing officers having

an average patch size of 250 properties.

We will continue to develop our understanding of the issues that impact negatively on the safety and well-being of our customers and communities.

We will identify 'at risk' customers and work with our partners to ensure there are clear pathways to the most appropriate support.

Maintenance and investment programmes

We already have a robust approach to repairs, maintenance and investment. We will ensure that our comprehensive, up-to-date assessment of all stock types is held centrally. We will build on this to take our approach to the next level setting sector leading standards through for example:

- installing emergency lighting in our MSF stairwells
- upgrading bin store sprinklers across our MSF.
- installing LD2 smoke and heat detectors in all mainstream properties along with LD1 systems for vulnerable customers, who are identified via housing and fire safety

colleagues.

We will focus our investment and maintenance priorities onto our successful containment strategy. We will continue to act on the outcomes of the Grenfell Inquiry and those of the Scottish Government working groups in relation to fire safety.

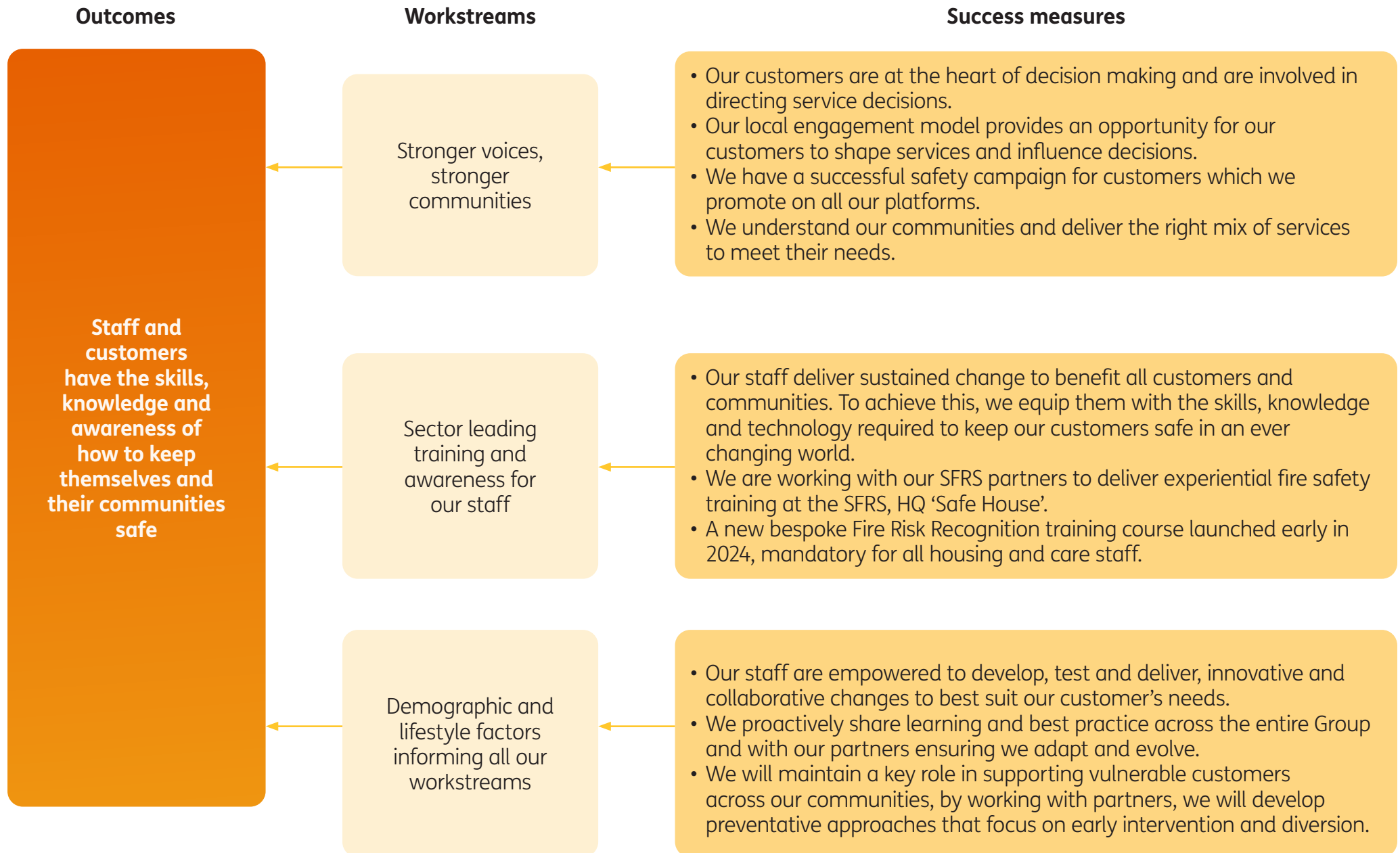
Data information and intelligence

We are working closely with our SFRS colleagues to design and deliver a new approach, which will further reduce accidental dwelling fires and accidents in the home.

We have developed an approach to predictive analytics that uses all our available data on customers, communities and fire incidents to provide actionable intelligence ensuring we best

deploy our resources while influencing those of our partners. If we can predict it, we can prevent it.

2. People and communities



2. People and communities (cont)

Achieving success

Consultation and engagement

We recognise that our customers may have many issues in their lives and we will ensure that our engagement approach makes it as easy as possible for people to

talk to us and to become involved in directing service decisions.

Training and awareness

We will continue to update our fire safety campaign across all media, ensuring our messages are delivered in ways that reflect our diverse customer base, including materials and equipment available in different

languages or for those with sight or hearing impairments.

Staff will attend mandatory fire safety training every three years. We also work with SFRS to promote fire safety training

that focuses on good fire safety practice within the home. A new bespoke Fire Risk Recognition E- Learning training course is launched in the first quarter 2024/25, which is mandatory for all housing and care staff.

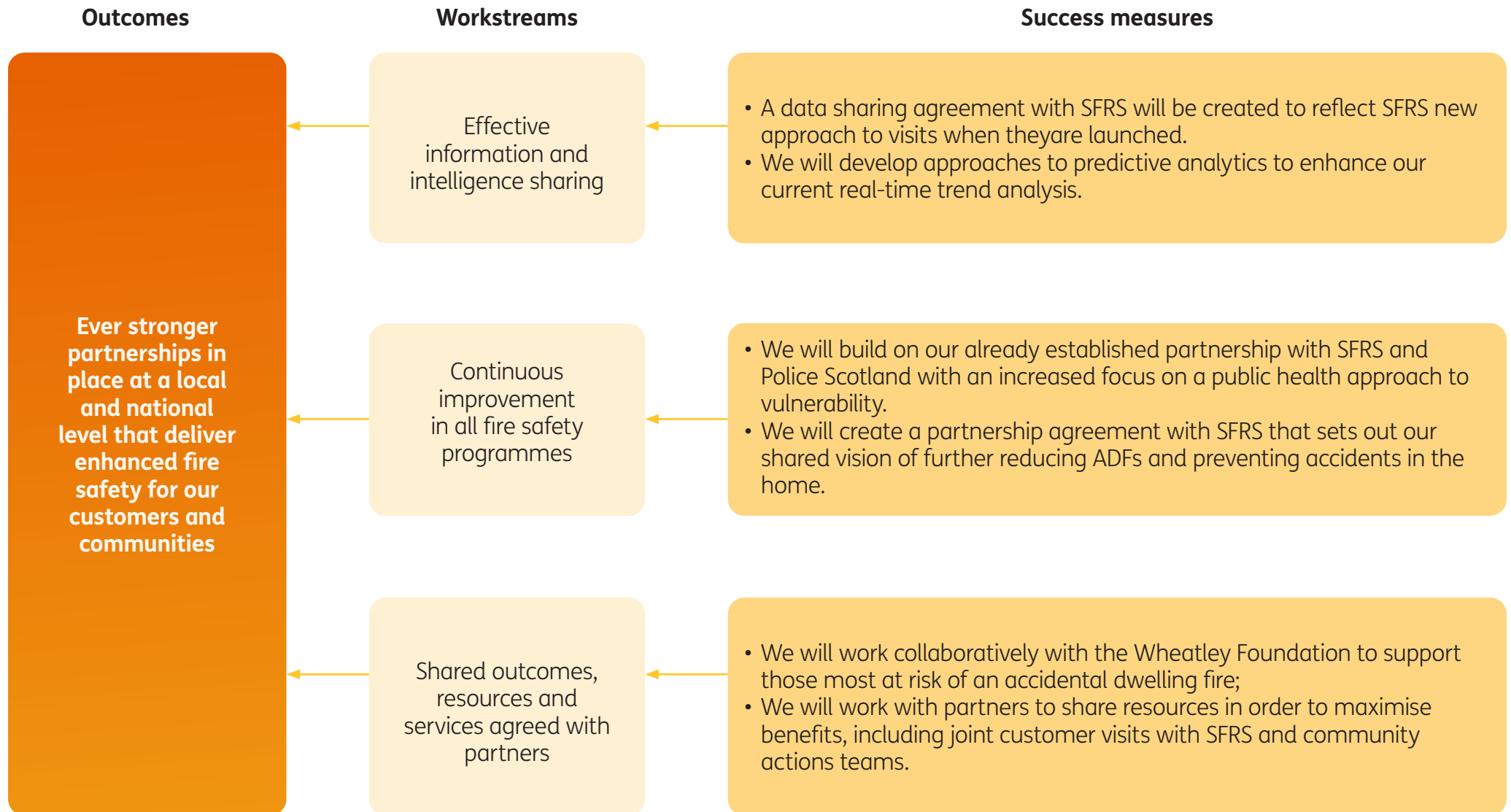
Demographic and lifestyle factors informing all our work streams

We better understand our customers and communities and deliver the right mix of services to meet their changing needs.

We are redefining the relationship we have with our partners to better support our vulnerable customers.

We continue to promote our fire safety services online and encourage our housing officers and frontline staff to identify customers that would benefit from a person-centred fire risk assessment.

3. Partnership and collaboration



3. Partnership and collaboration (cont)

Achieving success

Information sharing

Our evidence-based fire safety operating model is based on the sharing of information and intelligence with our customers and partners. By better understanding our performance and demand, we can focus our fire safety team where they will have the greatest impact. Improvements in data sharing,

digital analysis and intelligence gathering will be critical to our success.

We will develop a data sharing agreement with SFRS to reflect the introduction of the 'Safe and Well' operating model when launched.

Best practice and continuous improvement

We are working with SFRS to embed the Safe and Well approach across our RSL network. Staff training with our SFRS partners has taken place.

Shared outcomes, resources and services

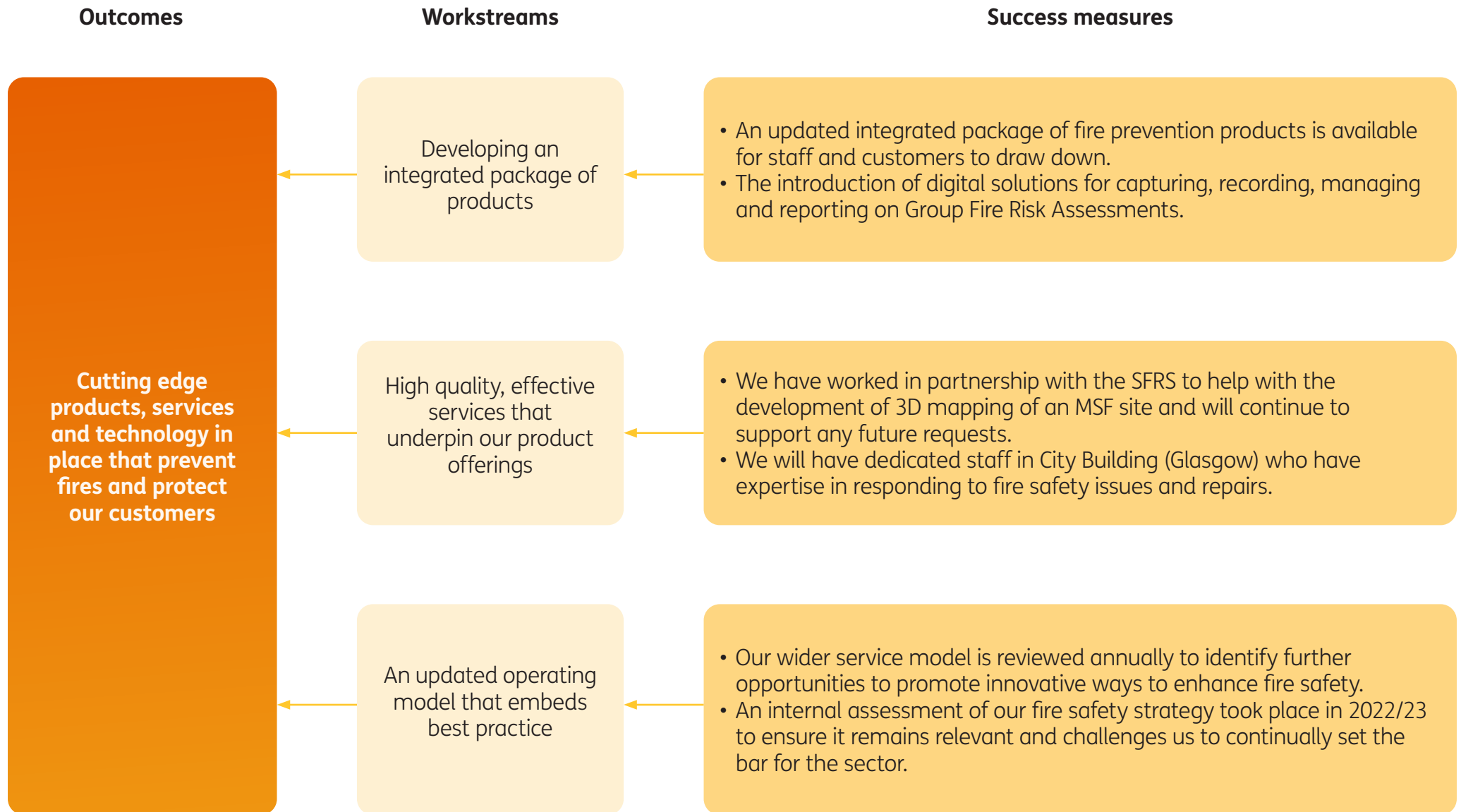
We work with our partners to make sure customers receive the right response, at the right time from the most appropriate resource and service. To do this effectively, we will work with our customers and communities to

determine where and how their needs are best met and how our service can adapt.

We proactively share learning and best practice across Group and with partners ensuring

we deliver the best possible outcomes for customers and communities.

4. Pioneering products and services



4. Pioneering products and services (cont)

Achieving success

Products

We will continue to identify new and innovative fire safety and prevention products that our customers can use. We have developed a digital solution to recording and managing fire risk assessments.

Services

Our fire safety working groups are our main platform for bringing members of staff across subsidiaries together to develop our services. We will continue to develop our response to fire safety with senior management in all subsidiaries.

Operating model

We have recruited seven fire safety officers and integrated them into a new Group fire/health and safety team. Our operating model reflects national guidance and will incorporate the new Safe and Well approach being developed by our SFRS partners.

The legal framework

This Fire Prevention and Mitigation Framework has been developed to ensure we are not only meeting all the relevant legislation and guidance but exceeding it and setting national best practice.

Registered Social Landlord subsidiaries

Our Group's social landlords' legal responsibilities are set out in The Housing (Scotland) Act 2001 which places a duty upon us to ensure that our properties are in a good state of repair. We have a responsibility under sections 23 and 24 of the Fire Safety (Scotland) Regulations 2006, to ensure that measures provided for fire safety within the common areas of private dwellings are maintained in efficient working order and in good repair. The Scottish Housing Quality Standards (SHQS) places a duty upon us to ensure that the properties which we own are adequately maintained and fit for purpose. The highlight specific elements within the SHQS that a robust common area inspection regime would ensure compliance with include:

- **Element 48** – Safe lobbies, halls and passages.
- **Element 49** – Safe common paths, paved areas, courts, laundry and drying areas.
- **Element 50** – Safe refuse chutes/ chambers.
- **Element 51** – Safe bin stores.

The Health and Safety at Work 1974 (HSWA), places a duty of care upon us, for all people who enter premises which we control. The most efficient way of us ensuring that our duties relating to HSWA are fulfilled is to follow guidelines set out within approved codes or practice.

As an employer we have responsibilities under the Fire (Scotland) Act 2005, to ensure that all of our staff have relevant training and are aware of emergency plans within the property they work in. Further to this, we also have a responsibility to carry out inspections to our stock on a regular basis to ensure that the premises, any fire safety facilities, equipment and devices pertaining to fire detection or

fighting are maintained in good order.

Care premises

The legislation in respect of care homes is set out in part three of the Fire (Scotland) Act 2005, along with the Fire Safety (Scotland) Regulations 2006.

This sets out our fire safety responsibilities and seeks to ensure the safety of persons (whether they are employees, residents, visitors or others) from harm caused by fire.

The responsibility for complying with the fire safety duties in a care home sits with the employer and other persons who operate or have control of the premises to any extent, including managers, owners and staff.

Private rented sector – the repairing standard

Our Lowther subsidiary owns and manages our mid and full market rent portfolio. The portfolio is classed as private rented sector accommodation and as such is

required to meet 'The Repairing Standard'.

Section 13(1) of the Housing (Scotland) Act 2006 sets out the criteria that must be met if a house is to comply with the Repairing Standard. Most importantly, a house should have satisfactory provision for detecting fires and for giving warning in the event of fire or suspected fire.

Building regulations set out the essential standards to be met when building work or a conversion takes place. The building regulations do not apply retrospectively and as such private rented properties may not apply to the current building regulations requirements, but should always comply with guidance set out in other relevant legislation, specifically the Housing (Scotland) Act 2006.

Responsibilities

The Group Director of Repairs and Assets will have overall strategic responsibility and will oversee the successful implementation of the work plan.

Following agreement by the Group Board to this framework, each subsidiary will be responsible for developing their fire safety and mitigation approach, which reflects their customer base, stock profile, product portfolio and risk profile. They will be responsible for monitoring the implementation of this including providing assurance to the group about the successful implementation.

Review and consultation

This framework will support the aspirations of our new Group Strategy and will be reviewed in 2025. Reviews will consider legislative, performance and good practice changes. More regular reviews may be considered where, for example, there is a need to respond to new legislation / policy guidance or recommendations from Fatal Accident Inquiries.

We will also review our strategy in light of any new legislation or best practice requirements from the Scottish Government, to

examine and oversee the review building and fire safety regulatory frameworks with an initial focus on high rise domestic buildings.

In addition to scheduled reviews, we will report on progress to the Wheatley Group Board and Group Audit Committee.

We have developed this strategy in consultation with stakeholders. Similar consultation will take place for all proposed reviews.





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