

Fire Safety Policy

VERSION 1.7

Version Control

Note: minor updates increase version number by 0.1, major updates increase version number by 1.0.

Version Number	Sections Amended	Date of Approval	Approved by
1.0	Creation from Radian and Yarlington separate documents	16/10/20	SLT
1.1	Added Flats and communal areas procedure to list of associated procedures	02/02/21	SLT
1.2	Name change to Fire Safety Policy	28/06/23	PerCo
1.3	Additions to reflect the requirements of the Fire Safety Act 2021 and the Fire (England) Safety Regulations 2022	28/06/23	PerCo
1.4	Additions to reflect the Building Safety Act 2022	28/06/23	PerCo
1.5	Changes to roles and responsibilities	28/06/23	PerCo
1.6	Addition of aims and objectives	28/06/23	PerCo
1.7	Re-alignment of roles and responsibilities between BSA and Fire Safety Order and delegation of tasks and changes to Document Owner	10/ 03 25	Commercial Services Director

Document owner: Commercial Services Director
Document author: Head of Fire Safety & Head of Building Safety

Review date: 10th March 2028

1. Introduction

This Policy sets out the organisation's statutory obligations for fire safety by complying with fire safety legislation that is contained in The Fire Safety Act 2021, Fire Safety (England) Regulations 2022, the Regulatory Reform (Fire Safety) Order 2005 and the Building Safety Act 2022 with further guidance on housing provided by the Local Authorities Coordinators of Regulatory Services (LACORS).

Abri takes responsibility for fire Safety very seriously and will work in partnership with its Primary Authority, Hampshire Isle of Wight Fire and Rescue (HIWFRS), to reduce the risk of fire in all relevant premises. Abri is committed to meeting legislative requirements and developing best practice in fire safety management and will ensure this is fully integrated within the management of activities, facilities, and premises to ensure fire safety of the relevant person. This Fire

Safety Policy should be read in conjunction with Abri's Fire Safety Management Procedures and guidance documents.

2. This policy applies to:

All colleagues employed by the organisation, workers, any externally appointed contractors working on Abri's behalf and Abri customers and any other relevant persons.

Any building (residential or commercial) that is owned or managed by us as the Responsible Person. This includes Abri's homes, non-domestic properties such as offices, commercial properties, facilities used as a place of work, the communal areas of blocks of flats and domestic premises with two or more separate occupancies.

Anyone likely to be put at risk whilst working or living in these buildings.

3. Policy

3.1 Aims & Objectives

Aims:

This policy demonstrates Abri's commitment to safeguarding all colleagues, customers, appointed contractors and any visitors from the risk and consequences of fire.

This policy is aligned to the core legislative requirements and drives Abri's duty of care approach to providing a safer building in which to live, work and occupy.

As building owners Abri manages fire safety risks with clear lines of responsibility for safety during design, construction, completion, and occupation of its buildings.

Objectives:

To prevent the occurrence of fire and explosion

To reduce the risk to life caused by fire.

To reduce the risk of damage caused by fire to Abri's buildings.

To contain, control and suppress fire and explosion to the compartment of origin.

To provide adequate and readily accessible means of escape for everyone.

3.2 Vision and Values

Everything Abri does is powered by a core belief that everyone has the right to a safe, warm, and sustainable home.

Abri is alert to changes in compliance and will be proactive in relation to new legislation, making sure Abri homes remain safe and that they meet or exceed all relevant regulations.

3.3 Policy Statement

Abri takes its responsibility for fire safety very seriously and will ensure:

- that risks to life associated with fire are assessed, significant findings recorded and where required to reduce risk, control measures are implemented.
- that action is taken to reduce risk to life in line with the principals of control, to reduce these to as low as is practicable.
- that Abri pursues cooperation and coordination where there is more than one responsible person. In all instances responsibility for the delivery of fire safety measures will be established.
- clearly define roles, responsibilities and accountabilities with regards to fire safety are in-place throughout Abri.
- that one or more competent persons are appointed to provide fire safety advice.
- that the organisation reviews, takes action and learns from fire incidents and notices from Fire Authorities to reduce the likelihood of a recurrence of fire where its within its power to do so.
- only competent consultants are engaged to work with us to deliver Abri's fire safety responsibilities.
- that, so far as reasonably practicable, the organisation develops and implements appropriate fire safety procedures and arrangements to protect all relevant persons against the risks and consequences.
- that the organisation embraces changes in fire safety legislation and guidance reviewing Abri's processes to ensure these changes are implemented as required.

- that all aspects of Abri buildings, plant or equipment required for fire safety are maintained by competent persons so they operate as intended.
- that Abri buildings and facilities are designed and constructed in accordance with relevant fire safety standards and best practice.
- colleagues and anyone else who may be affected have been provided with appropriate fire safety information, instruction, and training.
- That the organisation monitors compliance and provides assurance to the Duty Holder that processes are in-place to manage fire safety meets the statutory requirements.
- That Abri engages with its customers over fire safety matters and provides information suitable for their needs.

4. Responsibilities

Term	Description
Duty Holder and Accountable Person	Abri Group: The organisation has an overall corporate responsibility for fire safety. Tasks can be delegated but overall responsibility lies with the duty holder, Abri “Body Corporate”.
Principal Accountable Person	Abri Group (Body Corporate): will make sure that Abri complies with all relevant fire safety and building safety legislation within the scope of the Building Safety Act 2022. Where Abri (Body Corporate) are the Principle Accountable Person (PAP) or an Accountable Person we will collaborate with all other Accountable Persons for a building. The PAP/Accountable Person will so far as reasonably practicably prevent building fire safety risks. Building fire safety risk is defined as ‘spread of fire and/or structural failure’.
Responsible Persons	Abri Group (Body Corporate): will make sure that Abri complies with all relevant fire safety within the scope of the Regulatory Reform (Fire Safety) Order 2005, The Fire Safety Act 2021, Fire Safety (England) Regulations 2022. Abri as the Duty Holder (ie. PAP, AP, RP) will nominate persons to manage the specific duties within their competence to enforce and oversee this policy, who may further delegate responsibilities to nominated persons.
Nominated Person.	The following Persons will make sure they manage their specific duties within their competence and responsibility within the company. Director of Assets & Sustainability

	Commercial Services Director Development Director Director of Transformation & Change Director of IT & Insight Director of Communications, Strategy & Policy Regional Managing Directors Director of HR and OD Head of Fire Safety: has the management responsibility for preventing and/or controlling any identified risks related to fire safety and for managing and co-ordinating the fire safety programme for all residential properties with a Fire Risk Assessment within the control and responsibility of the organisation and for providing competent advice. Head of Technical Delivery: has the management responsibility for the fire strategy and design specification for Abri's new buildings and making sure information is ready for submission to the Building Control body. Head of Building Safety: has the management responsibility for ensuring all buildings in scope are registered with the Building Safety Regulator, maintaining the Building Safety Cases and the design specification for Abri's refurbishment works and making sure information is ready for submission to the Building Safety Regulator through the Gateway processes and Mandatory Occurrence reporting, Building Safety Complaints. Head of Projects and Programmes: has the management responsibility for the standard of buildings built by developers and to make sure key fire safety information is obtained at practical completion and the fire safety strategy for the building is correct and the building is safe to occupy. Head of Workplace Solutions: has the management responsibility for controlling identified risks related to fire safety and for managing and co-ordinating fire safety at corporate and commercial buildings e.g., offices. Regional Assistant Directors of Housing: has the management responsibility for specific aspects of fire safety management in blocks of flats. Head of People Development: responsible for the provision of fire safety training. Head of Health Safety and Wellbeing: responsible for the review of the Fire Safety Policy, providing competent advice and making sure fire incidents are investigated.
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5. Policy Monitoring

Abri will formally check its performance against this Fire Policy via internal and external audits.

Abri will monitor its performance against the agreed key performance indicators (KPIs) reporting performance against these measures to the Executive Board monthly and the Group Board quarterly.

6. Period of Policy Review

This entire policy will be reviewed every 3 years or sooner if a business need arises. The review programme is driven by service improvement initiatives, changes to legislation, good practice, or because of feedback from key stakeholders.

7. Legal & Regulatory Framework

- Fire Safety Act 2021
- Regulatory Reform (Fire Safety) Order 2005
- The Health and Safety at Work etc., Act 1974
- The Housing Act 2004
- The Fire Safety (England) Regulations 2022
- The Building Safety Act 2022

8. Related Policies

- Health Safety and Wellbeing Policy
- Business Continuity Policy
- Building Safety Policy (in draft)

9. Related Procedures

- This policy should be read in conjunction with Abri's fire safety and building safety management procedure documents that describe the organisation's specific arrangements.

10. Appendices

None.