

1 Introduction

1.1 Stockport Homes Group (SHG) has a duty and a legal responsibility to ensure that tenants are protected from the effects of fire, smoke and Carbon Monoxide (CO) poisoning. SHG recognises that the provision of suitable and sufficient smoke, heat and CO detectors to provide tenants with adequate warning in case of fire and / or CO fumes are essential in meeting those responsibilities. SHG does not support the installation or use of solid fuel appliances (including coal, wood-burning stoves, or open fires) within its housing stock due to the increased risk of carbon monoxide (CO) exposure and fire hazards.

1.2 This policy seeks to explain SHGs approach to the provision and maintenance of smoke, heat and CO detectors.

2 Scope

2.1 The scope of this policy seeks to explain SHGs approach to the installation, testing and replacement of smoke, heat and CO detectors.

2.2 This policy applies specifically to the installation, testing and replacement of detection devices in individual rented residential dwellings.

2.3 The current regulations and standards which guide SHG management and operational practices in relation to smoke, heat and CO detectors are:

- Regulatory Reform (Fire Safety) order 2005
- Fire Safety Regulations 2022
- British Standard (BS) 5839-8:2023– Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.
- Building Regulations Approved Document B.

3 Background

3.1 Smoke, Heat and CO detectors are designed to provide an audible or visual alarm, alerting persons to the potential presence of smoke, excessive heat or CO so that immediate action can be taken to address the issue and vacate the property, thus protecting lives and property.

3.2 A smoke detector is a device that detects smoke, typically as an indicator of fire. Commercial, industrial, and mass residential devices issue a signal to a fire alarm system which then sends an audible signal throughout the building. Household detectors, known as smoke alarms, generally issue a local audible or visual alarm from the detector itself.

3.3 Carbon Monoxide (CO) detectors are devices that detect the presence of Carbon Monoxide. CO is a colourless, odourless and a tasteless gas which is product of incomplete combustion. It is often referred to as 'the silent killer' as without detection equipment it is virtually undetectable. Prolonged exposure

can be fatal in certain circumstances. Lengthy exposure even in small doses, can lead to long term health problems.

3.4 Heat detectors are devices that give an audible alarm when the temperature reaches 58C. These are generally fitted in or around kitchen/cooking areas to detected high levels of heat which may not generate smoke.

3.5 BS 5839-8:2023 details the recommended “Grade” and “Category” of detection system that should be fitted in domestic properties in order to protect lives. An extract from the BS of these Grades and Categories is provided in Appendix one.

3.6 Currently all SHG domestic properties are fitted with a minimum of a grade F1, category LD3 system, level meaning that as a minimum there will be a battery-operated smoke alarm in the hallway and landing and a heat detector in the kitchen.

3.7 SHG does not support the installation or use of solid fuel appliances (including open fires, wood-burning stoves, coal or biomass appliances) within its housing stock due to increased risks of fire and CO exposure.

3.8 SHG Homes Repairs Policy (Section 13.4) states:

- "Permission is likely to be refused if the intended work involves gas and/or solid fuel fires/heaters as these can cause health and safety risks. Solid fuel fires are a breach of the Tenancy Agreement and must be removed"
- Unauthorised solid fuel appliances present serious safety risks, including fire hazards and Carbon monoxide (CO) exposure. Carbon monoxide is a highly dangerous, invisible and odourless gas that can cause serious illness or death if appliances are incorrectly installed, poorly ventilated, or not properly maintained. For this reason, such installations are strictly controlled and are not authorised within our properties.

4 SHG's Obligations

- To ensure that suitable and sufficient smoke, heat and CO detection is fitted and maintained in order to protect life and property
- To implement a suitable and sufficient detection testing regime
- To ensure that any detectors reported or found to be faulty are repaired or replaced in a timely manner
- To ensure compliance with the relevant standards and regulations as listed in section two
- To deliver an annual gas safety check and servicing regime to minimize the risk of the production of carbon monoxide from gas appliances
- To raise awareness of the importance of tenant's testing detectors in their property

- Prohibit new solid fuel appliances and instruct removal of unauthorised installations.

5 Statement of Intent

5.1 In line with the recommendation in revised version of BS 5839 issued in 2019 updated in 2023, it is SHG intention to work towards upgrading the fire alarm system in all existing domestic properties to a grade D1, category LD2 system. This will comprise of a minimum of a mains powered detector, with tamper proof back up battery in the following locations. All alarms will be connected via a radio link.

- Hallway – smoke alarm
- Landing – smoke alarm
- Living Room – smoke alarm
- Kitchen – heat detector.

5.2 2022 was in the introduction Smoke and Carbon Monoxide Alarm (Amendment) Regulations specifying the requirements for landlords to install CO detectors within rooms with a gas appliance (except a gas cooker). SHGs intention is to install a CO detector where there is a gas cooker providing further assurance. A grade F CO detector will be installed with a 10-year battery. A future planned program will replace all detection to a grade D (mains powered with battery backup).

5.3 As properties are upgraded to a grade D1, category LD2 system Hard wired CO detection will be fitted in properties with gas or authorised solid fuel appliances:

- A combined heat and CO detector in the kitchen
- A combined smoke and CO detector in the living room if there is a gas appliance
- A CO Alarm In any room where a boiler flue passes through
- A combined smoke and CO detector on the landing if a boiler is fitted in the bathroom

5.4 Properties will be identified and upgraded to a grade D1, category LD2 system during:

- Change of tenancy
- Kitchen and Bathroom Replacement
- Rewires identified from a Fixed wire test (2300 test per year carried out)

5.5 Detection equipment is tested for operation during the activities listed below and will be replaced as necessary. This will involve testing the alarm to ensure it sounds. The expiry date of the alarm head will also be checked and the alarm head replaced as necessary, e.g. on a gas safety check the head will be replaced if its expiry date is within the following 12 months.

- Annual Gas Safety Check
- Electrical Fixed Wire Test
- At change of tenancy.

5.6 Any detectors that are faulty, damaged, expired or missing will be replaced at the time of one of the visits above. If an immediate replacement is not possible the property is temporarily protected by installing a battery powered detector

5.7 In properties with a gas supply an Annual Gas Safety Check is carried out, this includes testing for any CO leaks.

5.8 In the event of a CO alarm activation being reported by a tenant, they will be advised to immediately turn off all gas appliances, open all windows, not to use Naked flames or electrical switches, Call Cadent on 0800 111 999 and if possible, to leave the property. Once Cadent have visited and made safe, we will deploy our Gas Engineer to rectify any fault. and to test for CO.

5.9 Residents are encouraged to test their alarms regularly. This is explained to the resident at installation and renewal of alarms, manufacturer's instructions are also left on site. Regular fire safety campaigns are also ran on SHG social media channels. Customers are also advised at tenancy sign up that they should test their alarms weekly.

5.10 SHG are not responsible for the maintenance and replacement of detectors that have been fitted or installed by tenants themselves. When identified these are removed and replaced.

5.11 SHG will not approve installation of new solid fuel appliances. Where existing appliances are present, enhanced safety controls will apply.

5.12 Tenants are not permitted to install solid fuel appliances without written consent.

5.13 SHG will NOT carry out repairs to solid fuel appliances.

5.14 Where not authorised, tenants must arrange removal by a qualified professional and reinstate the area. If not actioned SHG may arrange the remove and recharge costs.

5.15 Where authorised, SHG will carry inspections of the solid fuel appliance every 6 months.

6 Certification

6.1 A Minor Electrical Installation Works Certificate and a Certificate of Design / Installation / Commissioning of a Fire Detection and Alarm System must be produced for every detection system, which is installed, and every upgrade to an existing system.

7 Roles and Responsibilities

7.1 Responsibility for ensuring suitable, sufficient and adequately maintained smoke, heat and CO detection are fitted sits with a number of teams within the Operations Directorate.

- Annual Gas Safety Check – Compliance Team – Compliance Manager
- Electrical Fixed Wire Test - Compliance Team – Compliance Manager
- At change of tenancy – Three Sixty – Operations Manager
- Kitchen and Bathroom Replacement – Investment – Project Leader
- When a full re-wire is arranged – Compliance Team – Compliance Manager.

7.2 The persons listed above are responsible for ensuring existing detection is tested and replaced if required and in the case of a change of tenant, kitchen & bathroom replacement or rewire, instigating an upgrade to a grade D1, category LD2 system.

7.3 In the event of a tenant reporting a faulty smoke or heat alarm, this will be attended to by a Three Sixty electrician who are responsible for ensuring suitable repair or replacement.

7.4 In the event of a CO alarm activation being reported, this would be raised via the one number team in the first instance. The one number team/Compliance team/Concierge have been instructed to advise the tenant of the safety procedure listed in 5.8. This would be reported to Cadent, Three Sixty will arrange for a gas engineer to attend to test for CO and arrange the replacement of the CO detector if required and undertake any safety checks /repairs to the installation where required.

8 TRAINING

8.1 All hard-wired detection systems must be installed by a NICEIC registered electrician.

8.2 All operatives responsible for testing detection systems will have been trained to test in line with the manufacturer's instructions.

9 Appendix One - Alarm System “Grade”

- *Grade A: A fire detection and fire alarm system, which incorporates CIE conforming to BS EN 54-2 and power supply equipment conforming to BS EN 54-4, and which is designed and installed in accordance with all the recommendations of BS 5839-1:2017, Section 1 to Section 4 inclusive, except those in the following clauses, for which the corresponding clauses of this part of BS 5839 need to be substituted.*

Clause/subclause of BS 5839-1:2017	Corresponding clause/subclause of BS 5839-6
16 (Audible alarm signals)	13 (Audible fire alarm devices and audibility)
18 (Fire alarm warnings for people who are Deaf and hard of hearing)	14 (Fire alarm warnings for people who are Deaf and hard of hearing)
20 (Manual call points)	18 (Manual call points)
25.4e) (Capacity of standby batteries)	15.2c) (Capacity of standby batteries)
27 (Radio-linked systems)	21 (Radio-linked systems)

- *Grade B: Not currently defined.*
- *Grade C: A system of fire detectors and alarm sounders (which may be combined in the form of smoke alarms) connected to a common power supply, comprising the normal mains and a standby supply, with central control equipment.*
- *Grade D1: A system of one or more mains-powered detectors (see 3.12), each with a tamper-proof standby supply consisting of a battery or batteries (see 3.62).*
- *Grade D2: A system of one or more mains-powered detectors (see 3.12), each with an integral standby supply consisting of a user-replaceable battery or batteries.*
- *Grade E: Not currently defined.*
- *Grade F1: A system of one or more battery-powered detectors (see 3.12) powered by a tamper-proof primary battery or batteries (see 3.62).*
- *Grade F2: A system of one or more battery-powered detectors (see 3.12) powered by a user-replaceable primary battery or batteries.*

Alarm System “Category”

- *Category LD1: a system installed throughout the premises, incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all rooms and areas, other than those with negligible sources of ignition, such as toilets, bathrooms and shower rooms;*
- *Category LD2: a system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including any kitchen and the principal habitable room (see Clause 4);*
- *Category LD3: a system incorporating detectors in all circulation areas that form part of the escape routes from the premises.*

10 Internal Controls

1	Version control Version number will change every three years or at major review		
	Version No.	Date	Change/s and reasons for change
	1	June 2026	Three yearly review of policy

2	Policy Owner i.e. Executive Director	Director of Property Services
	Policy Author/s i.e. Head of Service	Head of Compliance and Building Safety
	Approved by/date	Director of Property Services – Decision – 6 th July 2026
	Communication	Team Meeting
	Effective Date - the date of sign-off	6 th July 2026
	Next Full Review Date i.e. 3 years after effective date, with an annual light touch review	5 th July 2029

3	<u>Regulatory Standards</u>	Please list the Consumer, Governance, Viability standards and outcomes this policy meets
	Standard/s / Legislation	Required outcome
	Safety and Quality Standard	<u>1.1 Stock Quality</u> 1.1.1 Registered providers must have an accurate, up to date and evidenced understanding of the condition of their homes that reliably informs their provision of good quality, well maintained and safe homes for tenants <u>1.3 Health and safety</u> 1.3.1 When acting as landlords, registered providers must take all reasonable steps to ensure the health and safety of tenants in their homes and associated communal areas.
	Legislation	- Regulatory Reform (Fire Safety) order 2005 - Fire Safety Regulations 2022 - British Standard (BS) 5839-8:2023– Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises.

		Building Regulations Approved Document B.
4	Linked policies/strategies	
		Home Repairs Policy
5	Equality, diversity and inclusion	Describe how different experiences, characteristics, and approaches were considered during the formulation of the policy, e.g. neurodiversity, age, religion, sex/gender, financial/digital inclusion.
		This policy applies equally to all customers, colleagues, contractors and other stakeholders and is implemented in a fair, consistent and inclusive manner. The organisation is committed to promoting equality of opportunity and ensuring that no individual is disadvantaged, treated less favourably or discriminated against on the grounds of any protected characteristic, including age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, or sexual orientation. Services delivered under this policy are available to all eligible customers, and decisions will be made objectively, transparently and without bias. Reasonable adjustments will be made where required to ensure that services remain accessible and inclusive for everyone.
6	Customer/Colleague Voice	Describe how the customer and/or colleague voice shapes and influences the policy and services
		As this policy sets out the organisation's minimum legal and regulatory obligations, customer consultation has not been undertaken as part of its development or review. The content of the policy is primarily driven by statutory requirements, regulatory standards and compliance obligations that the organisation is required to meet. Whilst customer feedback is valued and considered in the development of service delivery arrangements wherever appropriate, there is limited scope for consultation where the policy reflects mandatory legal requirements that must be applied consistently across the organisation.
7	Risk management	This policy helps to mitigate the following risks identified on the Corporate Risk Register
	Corporate Risk 1	The long-term stock investment needs of the stock cannot be met, including

		investment needs of high-rise blocks and all legal and statutory compliance requirements for homes, communal areas and neighbourhoods
	Corporate Risk 4	Health and safety obligations to customers aren't fulfilled (the Big 6) including damp and mould, gas safety, electrical safety, fire safety, legionella, lift safety, asbestos and carbon monoxide

8	Performance monitoring	Please list the relevant government TSMs (Tenant Satisfaction Measures)
		The key performance indicator associated with this policy is the achievement and maintenance of 100% compliance with all applicable legal, regulatory and organisational requirements. Performance against this target will be monitored on an ongoing basis by the Compliance and Building Safety Team. Compliance performance, including any exceptions, risks or remedial actions, will be reported monthly to Assistant Directors, Executive Directors and the Chief Executive, quarterly to the Board, and annually to the Audit and Risk Committee to provide assurance on compliance levels and the effectiveness of the organisation's compliance management arrangements.