

Fire Safety Policy

1. Introduction

- 1.1. This policy applies to all operations, Property Managers, Building and Estate Managers and contractors of ReSI Homes Limited (**ReSI Homes** or the **Company**). It is designed to provide a strategic framework for fire safety management and to ensure that ReSI Homes has adequate measures in place to prevent and manage fire safety risks. This policy applies to all buildings owned/managed by the Company.

2. Responsibilities

2.1. The Board:

- 2.1.1. Ultimate responsibility for fire safety sits with the Board, who must ensure that there is a 'responsible person' for maintaining fire safety compliance in areas that they are responsible for i.e., communal areas.
- 2.1.2. For the purpose of this policy, the responsible person for ReSI Homes is the appointed Property Manager.
- 2.1.3. The Regulatory Reform (Fire Safety) Order 2005 requires the responsible person to take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of any of their employees; and in relation to relevant persons who are not their employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe. They must appoint sufficient competent persons with adequate means to deliver the fire safety measures. This is a non-exhaustive list of the fire safety duties and a full list of the duties are set out in the regulations themselves.

ReSI Homes will ensure compliance with the Fire Safety Act 2021 and Fire Safety (England) Regulations 2022, which extend duties to include building structure, external walls, and flat entrance doors in multi-occupied buildings.

2.2. Contractors:

- 2.2.1. Attend sites, carries out tests, advises and carries out any follow-on works.
- 2.2.2. Provide certification in line with regulations.

3. Competence and training

- 3.1. Any employees, Property Managers and Contractors who are involved in fire risk management and require some knowledge in relation to fire safety will undertake appropriate health and safety training.
- 3.2. ReSI Homes will ensure that clear competency requirements are used when appointing relevant contractors, such as for fire consultants undertaking Fire Risk Assessments.

4. Approach

- 4.1. ReSI Homes are required by the Regulatory Reform (Fire Safety) Order 2005 (the RRFSO) to undertake fire suitable and sufficient risk assessments of all properties where it has fire safety duties and/or responsibilities including:
 - 4.1.1. all communal and shared areas for which ReSI Homes are responsible.
 - 4.1.2. Any buildings with two or more residential units
 - 4.1.3. all leasehold properties at the point of first tranche sale, repossession or buy back instances.
- 4.2. ReSI Homes will ensure that records are kept as required by the RRFSO and ensure any actions arising from assessments are dealt with on a risk-prioritised basis.
- 4.3. Actions will be recorded in a register that is maintained by the responsible person and always accessible by ReSI Homes. Actions will be prioritised based on risk and advice from the responsible person. Actions will be completed in a timely fashion and in line with the prioritisation agreed.
- 4.4. ReSI Homes will maintain sufficient communication on fire safety matters with its contractors where there are shared responsibilities.
- 4.5. ReSI Homes will ensure arrangements are in place for undertaking Fire Risk Assessments (FRAs) for all premises where it is required by the RRFSO including:

- 4.5.1. The procurement of consultants undertaking the risk assessment
- 4.5.2. The review of completed FRAs and the prioritisation of actions recommended by the FRA. These FRAs will be made available to customers if requested.
- 4.5.3. Quality management of FRAs
- 4.5.4. The monitoring of the FRA schedule is undertaken within a reasonable scheduled timeframe

5. Monitoring, Reviewing and Reporting

- 5.1. The Property Manager with responsibility for fire safety will undertake monitoring sufficient to determine the extent to which the processes and procedures are adequate and appropriately applied.
- 5.2. ReSI Homes' Board will ensure fire safety performance information is obtained regularly to ensure compliance with this policy.

6. Equality and Diversity

We are committed to make sure all services are accessible to all our residents. Our staff will be trained to communicate appropriately with you, and they have the relevant information and access to translation services to make sure they fully understand our you.

This policy will be applied in a way which makes sure we treat all customers with fairness and respect. We recognise our duty to advance equality of opportunity and prevent discrimination or victimisation on the grounds of age, sex, sexual orientation, disability, race, religion or belief, gender re-assignment, pregnancy and maternity, marriage and civil partnership and any other protected characteristics defined within the Equality Act 2010.

On request we will provide translations of all our documents, policies and procedures in various languages and formats including braille and large print. Our website also has accessibility tools allowing you to personalise each web page to make it easier to read and to download content as audio

7. Related Documents

- 7.1. Legislation and Guidance:
 - Regulatory Reform (Fire Safety) Order 2005
 - Fire Safety Act 2021

- Fire Safety (England) Regulations 2022
- Building Safety Act 2022
- BS 5839-6:2013
- BS5266-1:2016
- BS6266:2011
- BS9991:2015

8. Policy Review

- 8.1. This policy will be reviewed as required or at least every two years to incorporate any changes in legislation or good practice.

25 November 2025