



East Sussex Fire & Rescue Service

East Sussex Fire and Rescue Service Fire Safety Webinar

19 September 2024

Q&A session

Q1: As tenants, where do we stand if firefighting equipment (Fire Extinguishers) have been removed from a business building by landlord as no-one trained to use?

Answer 1: Legally, the Responsible Person must provide means to mitigate fire effects and firefighting facilities, such as fire extinguishers. Removing extinguishers instead of training staff is not a solution.

If fire extinguishers are removed, alternative solutions like sprinklers must be provided based on a risk assessment. If the landlord fails to comply, you can report this to the fire service anonymously.

Summary: The law requires firefighting measures; training should be prioritised, and alternative measures like sprinklers considered if extinguishers are removed.

Q2: Who is responsible for implementing Personal Emergency Evacuation Plans (PEEPs) in residential buildings if it's not a staffed building?

Answer 2: For residential buildings without staff, the Responsible Person, typically the landlord or managing agent, is accountable for implementing PEEPs.

They should conduct person centred risk assessments for vulnerable residents and work with the fire service if needed to create a safe evacuation procedure. Final guidance from the Government is pending.

Summary: Responsibility lies with the managing agent or landlord, and risk assessments should be conducted to ensure safety for vulnerable residents.

Q3: Is it acceptable to have two 30-minute fire doors instead of a 60-minute door in a high-risk building?

Answer 3: Each flat should have a 60-minute fire-resistant compartment, with a 30-minute front door plus additional internal doors offering further protection.

However, this setup only works if doors are kept closed, and common areas remain clear of hazards. Specific cases like student accommodations should be assessed individually.

Summary: Fire doors provide layered protection; the setup's effectiveness depends on proper maintenance and closure of doors.

Q4: What are the consequences of using a fire extinguisher without training in sheltered accommodation?

Answer 4: It's acceptable for workplaces to have untrained staff, if trained personnel are available.

Untrained use of extinguishers doesn't carry legal consequences from the fire service but may conflict with employment terms.

In emergencies, untrained staff should avoid using extinguishers and leave it to those trained.

Summary: Untrained use is not illegal but may breach employment rules; trained personnel should handle extinguishers.

Q5: Who is responsible for the front door in a leasehold property within a multi-occupancy building?

Answer 5: Responsibility for the front door depends on the lease agreement.

The lease will specify who controls and maintains the door, either the leaseholder or building owner.

If there are issues, enforcement agencies will review the lease to determine the responsible party.

Summary: Door responsibility is lease-dependent; legal enforcement will check the lease terms for maintenance obligations.