POLICY NOTE

THE HOUSING (SCOTLAND) ACT 1987 (TOLERABLE STANDARD) (EXTENSION OF CRITERIA) ORDER 2019

SSI 2019/8

The above instrument was made in exercise of the powers conferred by section 86(2) of the Housing (Scotland) Act 1987 and all other powers enabling them to do so. The instrument is subject to affirmative parliamentary procedure and comes into force on 1 February 2021.

Background

This Order amends the tolerable standard in section 86 of the Housing (Scotland) Act 1987 to add requirements to have satisfactory equipment installed for detecting fire, and for giving warning of fire or suspected fire; and satisfactory equipment installed for detecting, and for giving warning of, carbon monoxide present in a concentration that is hazardous to health.

Policy Objectives

The policy intention, supported by responses to the Fire and Smoke Alarm Consultation, is to have a common new minimum standard for fire and smoke detectors across all housing, regardless of whether the house is owner-occupied or rented in the social or private sector. The new standard is based on the standard currently applying to private rented property.

The Scottish Government has prepared guidance which will be published before these provisions come into force.

Consultation

The Scottish Government carried out a consultation on this issue, and a copy of the consultation report is published online at https://consult.gov.scot/housing-regeneration-and-welfare/fire-and-smoke-alarms-in-scottish-homes/

Scottish Government
Housing and Social Justice Directorate

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