



Scottish Fire and Rescue Service
East Service Delivery Area HQ
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Merith House Hotel
2-3 Hermitage Place
Edinburgh
EH6 8AF

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Our Ref ESDA/EEWM1/AH/LB/906124775
Your Ref
If calling ask for [REDACTED] Auditing Officer
Date 24 September 2024

Dear Sir

FIRE (SCOTLAND) ACT 2005: PART 3
THE FIRE SAFETY (SCOTLAND) REGULATIONS 2006

NAME AND ADDRESS OF PREMISES: Merith House Hotel, 2-3 Hermitage Place
Edinburgh, EH6 8AF

TYPE OF OCCUPANCY: HMO

DUTYHOLDER: [REDACTED]

OUTCOME OF FIRE SAFETY AUDIT

Following the fire safety audit of the above-mentioned premises carried out on **24 September 2024** by **Auditing Officer Hill**, you are hereby informed that the existing fire safety arrangements, as audited on that date, **require some areas for improvement.**

Effect should be given to the areas highlighted below as identified during the audit process:

INADEQUATE APPLICATION OF THE FIRE RISK ASSESSMENT PROCESS

The fire risk assessment should be reviewed to take cognisance of the following matters:

Fire Safety Risk Assessment

- 1 As discussed during the audit the existing fire risk assessment does not identify or address all fire hazards in the premises. A fire safety risk assessment which identifies all risks is required to be carried out for the premises by a competent person. The Duty holder should consider the provision of appropriate technical knowledge and experience to assist with the fire risk assessment process.

Managing Fire Safety

- 2 There should be clearly defined fire safety policies and procedures in place for the premises.
- 3 The fire warning arrangements and evacuation procedures should also be disseminated to all relevant persons including employers and employees from outside undertakings.

Measures to Prevent the Spread of Fire and Smoke

- 4 The practice of wedging fire doors open should cease immediately.
- 5 The use of electro-magnetic devices to hold designated self-closing doors in the open position is only acceptable to the Fire and Rescue Service when installed to comply with the Building (Scotland) Regulations and electrically interconnected so that on the activation of the fire warning system/automatic fire detection system or mains failure, the doors will close automatically. Once de-energised, the hold open device should be maintained in that condition until the system is reset.
- 6 All fire doors should be examined regularly as part of an on-going maintenance programme with all findings recorded. They should be maintained in order that the doors are made close fitting and fitted with a self-closing device, capable of closing the doors automatically from all angles of opening, including the fully open position. The integrity of the intumescent strips and cold smoke seals should also be examined.
- 7 Where the integrity of walls, floors or ceilings have been breached to effect repair work or allow services to pass, they should be reinstated, or fire stopped using materials which provide the original standard of fire resistance.
- 8 In order to reduce the spread of fire, storage cupboard doors on escape routes should be kept locked shut or a suitable self-closing device may be fitted following the results of a fire risk assessment.

Measures to Prevent the Risk of Fire

- 9 There would appear to be an over-reliance on the use of multi socket adaptors within the premises. The electrical load imposed by the overuse of these devices could cause the mains electrical system to become overloaded.
- 10 Combustible storage should not be located within cupboards containing mains electrical installation apparatus.

Fire Warning and Detection System

- 11 In medium sized premises providing sleeping such as yours, a category L2 fire alarm and detection system designed to BS 5839: Part 1 is considered appropriate. A category L2 system is a system designed for the protection of life and which has automatic detectors installed in escape routes, rooms (including cupboards) adjoining escape routes and high hazard rooms. Detection need not be provided within sanitary accommodation, or a lockable cupboard with a plan area not more than 1m². The present fire warning and detection system provides inadequate coverage for the risk presented within the premises, in that some final exit doors do not have manual call points sited at these locations. Additionally, some areas of the escape corridors do not have adequate smoke detection coverage. A full survey should be carried out by a competent fire alarm engineer and the alarm system to be extended where required to fully comply with BS 5839: Part 1 (Category L2)
- 12 The existing emergency lighting system should be extended by the provision of additional units. These units should comply with British Standard 5266: Part 1 current edition and cover the undernoted areas:
 - - Escape corridors from lower ground in buildings 2 & 3 that link the bedrooms to final exits (both rooms that look on to front of building)

The above risk control measures should not be regarded as the only option for achieving the benchmark standards. Other fire safety risk assessment methods or fire safety measures which achieve the same end may be considered.

You are however, reminded that the process of fire safety risk assessment should be ongoing. If there is reason to suspect that the current fire safety risk assessment is no longer valid, or if there has been a significant change in the matters to which it relates, then the assessment must be reviewed by the dutyholder and any changes in the fire safety measures required must be made to ensure continued compliance with the said Act and Regulations.

Where to get advice or further information

More detailed guidance on the Act and Regulations and fire safety risk assessment is available on the Scottish Fire and Rescue Service (SFRS) Website – <https://www.firescotland.gov.uk/businesses-and-landlords/>.

Free advice is available from the SFRS on technical details and options for compliance, however the dutyholder is responsible for carrying out the fire safety risk assessment for their premises; and identifying and implementing the fire safety measures necessary as a result of the findings of the fire safety risk assessment.

The SFRS seeks to promote the highest standards in service provision. To continually improve, we would appreciate feedback on your experience before, during and after the audit. Please click [here](#) or go to <https://firescotland.citizenspace.com/prevention-and-protection/dd71b062> to complete a short questionnaire, or alternatively use the “contact us” link on the SFRS website.

Should you require further information or clarification in relation to this letter please do not hesitate to contact the above named officer at the following address: **McDonald Road Fire Station, 93 McDonald Road, Edinburgh, EH7 4NS.**

Yours faithfully,



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LOCAL SENIOR OFFICER
City of Edinburgh

cc: merith_hotel@hotmail.com