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Date

[REDACTED]@firescotland.gov.uk
ESDA/HMO/VC/KW/906158133
[REDACTED], Watch Commander
19 September 2024

Dear Sir/Madam

FIRE (SCOTLAND) ACT 2005: PART 3
THE FIRE SAFETY (SCOTLAND) REGULATIONS 2006
HOUSE IN MULTIPLE OCCUPATION (HMO) LICENCE APPLICATION / RENEWAL

ADDRESS OF PREMISES: 46 Marine Drive, Edinburgh, EH4 5EP

DUTYHOLDER/LICENCEE: [REDACTED]

Following a fire safety audit of the above mentioned premises carried out on **17 September 2024** by **Watch Commander Chopra** the existing fire safety arrangements, as audited on that date, **require some areas for improvement**. As these areas for improvement are considered minor, the Scottish Fire and Rescue Service have **no objection to the granting/renewal of an HMO licence**.

Managing Fire Safety

- 1 Additional Fire Action Notices are required within the HMO rooms within the property. It is recommended that a full survey be carried out and all missing notices replaced.

Notices are used to provide instructions on how to use any fire safety equipment as well as the actions to be taken in the event of fire.

A notice containing details of the emergency fire action plan specific to the premises should be permanently displayed in an appropriate position within the premises.

Measures to Prevent the Spread of Fire and Smoke

- 2 All fire doors throughout the premises should be checked and have missing screws or damaged ironmongery repaired, adjusted or replaced.
- 3 All fire doors throughout the premises should have the self-closing devices checked, adjusted/repared or replaced to ensure that the latch fully engage with the strike plate when the door closes.
- 4 The undernoted doors should be made close fitting onto 12.5 mm stops and fitted with a self-closing device, capable of closing the doors automatically from all angles of opening, including the fully open position.
 - Cross corridor at 112
 - Cross corridor at 221

- 5 All fire doors throughout the premises should be checked and any defective intumescent strips and ambient temperature smoke seals repaired or replaced.
- 6 The undernoted door(s) require to be fitted with latches that fully engage with the strike plate when the door is closed. The latches should be linked to the operation of the door handle and must comply with BS EN 12209 current edition.
 - Cross corridor at 221
- 7 The undernoted doors should have the defective latches repaired, adjusted or replaced.
 - Room 325
- 8 The undernoted doors are not considered smoke stopping. These doors should be made smoke stopping by the filling of any gaps or holes with a suitable fire stopping material.
 - Cross corridor at 112

Measures to Prevent the Risk of Fire

- 9 The electrical wiring within the small kitchen on the lower ground is inappropriate and is affecting the main lighting and emergency lighting within this area.

The electrical wiring should be serviced and any defects rectified by a competent person. This should then be reflected within the EICR for the premises.

The appropriate certificates should also be sent to the Council Licensing Team to ensure the validity of your EICR certificate.

Fire Warning and Detection System

- 10 The existing automatic fire detection system should be extended by the provision of additional detectors in the undernoted locations:
 - One unit to be located at the main distribution board (second floor)

The extension to the automatic fire detection system should comply with British Standard 5839: Part 1 current edition (Category L2*). The appropriate Installation and Commissioning Certification, issued by a competent person, should be forwarded directly to the PRS Officer. A minor works certificate may also be acceptable to ensure the validity of your EICR certificate.

The aforementioned Detection Unit(s) should be tested in accordance with BS5839: Part 1 and the results recorded in a Logbook.

- 11 At the time of inspection, it was noted that there were a number of faults showing on the main fire alarm panel.

The automatic fire detection system should be serviced and any defects rectified by a competent person, in accordance with British Standard 5839: Part 1 current edition and the results recorded.

Means of Escape

- 12 The emergency lighting system should be serviced and any defects rectified by a competent person, in accordance with British Standard 5266: Part 1 current edition and the results recorded.
- 13 A number of fire doors throughout the premises are fitted with mortise and key operated locks. Ensure that the locks on these doors are not in use, by in filling with a suitable fire stopping material or disabling the locks or replacing these locks with thumb turn locks.

It is recommended that a full survey of the premises be carried out and any defects rectified.

The Scottish Fire and Rescue Service acknowledge that the granting/renewal of a licence under Part 5 of the Housing (Scotland) Act 2006 is a matter for the relevant Local Authority HMO Licensing Department.

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 licensing@edinburgh.gov.uk

Yours faithfully,

[Redacted Signature]

pp

[Redacted Name]

LOCAL SENIOR OFFICER

City of Edinburgh

cc:

[Redacted Email Address]

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