



## Professional Association of Self-Caterers UK PASC UK FIRE NEWSLETTER

**1 October 2023**

**Please see amend in red below.**

This week's contents.

- Commentary
- Fire Guidance **Where to find it?**
- Support Lobbying by Joining PASC UK
- Disclaimer

### COMMENTARY

Today is the day on England and Wales that you must have a recorded (written) Fire Risk Assessment for your property. This applies to all and any properties of any kind, that are let for even one single night, regardless of the platform on which you advertise for money.

To write the Fire Risk Assessment there is Government Guidance to follow.

In England and Wales there is updated guidance for small properties, these should be **NO** more than two storey, not more than four bedrooms on the first floor, the property should not sleep not more than ten in total, and not have an exit through an open plan are with an ignition source in it, cooker, wood-burner)

The Government Guidance on these are here:

In England:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1147723/A\\_guide\\_to\\_making\\_your\\_small\\_paying-guest-accommodation\\_safe\\_from\\_fire.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147723/A_guide_to_making_your_small_paying-guest-accommodation_safe_from_fire.pdf)

In Wales:

[https://www.gov.wales/sites/default/files/publications/2023-09/guest-accommodation-safe-from-fire\\_0.pdf](https://www.gov.wales/sites/default/files/publications/2023-09/guest-accommodation-safe-from-fire_0.pdf)

If your property falls outside the above, then you should refer to the guide for larger properties. This is called the Sleeping Accommodation V2 Guide. This is a 2006 paper and will be updated by the Home Office but not in time for your risk assessments. We do not anticipate this guidance until the new year.

This applies to England and Wales and can be found here:

[https://assets.publishing.service.gov.uk/media/5a818c58e5274a2e8ab54940/9281\\_Sleeping\\_Accommodation\\_v2.pdf](https://assets.publishing.service.gov.uk/media/5a818c58e5274a2e8ab54940/9281_Sleeping_Accommodation_v2.pdf)

We will continue to keep you up to date with developments and any new information as soon as it becomes available.

All the information about Fire Safety and the Recorded Fire Webinars are free to all to access and can be found here: [https://www.pascuk.co.uk/fire\\_checks\\_and\\_safety/](https://www.pascuk.co.uk/fire_checks_and_safety/)

**We are anticipating further Guidance from the Home Office on the challenging 'open plan' issue. As soon as we have anything from them on this that we can share, we will post of Facebook and in the Newsletter.**

**Paid up PASC UK Members can contact us via phone and email with question. We cannot offer this service to non-Members, receipt of this Newsletter does not qualify you as a Member. Thanks for your consideration on this.**

## **THE MOST COMMON QUESTION, WHEN DO WE HAVE TO COMPLY BY?**

The law is clear on when you have to complete recording of your Fire risk Assessment, and that is today. This was announced on the 30 March 2023 and has been covered every week in PASC UK Newsletters and free Webinars since.

Coming as it did at the beginning of the main season, and providing clarity on which properties were and weren't compliant has left many of us with the problem of both understanding the necessary changes and getting them done.

### **Where to start?**

The awkward thing that we need to get our heads around is that many of us are non-compliant now, we can cover how that has happened in future newsletters, but in the end, it is what it is.

There is no 'official leeway' on getting the work done. It should already be done. The date impact is solely that we have to have a recorded FRA on the 1<sup>st</sup> October that follows the Guidance.

The big problem with this is that every holiday accommodation insurance policy says that for it to remain on cover, you must be compliant with all H&S regulations. So, insurers may take the opportunity to disallow claims on the non-compliant basis, regardless of whether those claims are fire related.

What about Fire and Rescue, who have the powers to inspect and close down in really extreme cases?

An honest Fire Risk Assessment recognising the improvements that need to be made and by when, will, in 99% of cases be sufficient for Fire and Rescue Services. We have had nothing but praise for them from readers of this Newsletter in the last six months.

In our own case we think we can get all the kit to upgrade and the skilled workforce to do the upgrade in November. So we will close, and it's easier with work required in almost every room to do it that way. That will be in our Fire Risk Assessment dated today. We will update it every step of the way.

Basically, you need to get on and get the work done, waiting for further guidance is not a reason to not do everything reasonable, proportionate and appropriate in the meantime.

Whether you continue to accept bookings in the meantime as the Responsible Persons is entirely your call, but remember that you should be compliant now, and that 'elephant in the room'... insurance.

We urge you to carry out all the necessary work as soon as possible.

## **FIRE GUIDANCE WHERE TO FIND IT ALL?**

There is extensive information on the PASC UK website at:

[https://www.pascuk.co.uk/fire\\_checks\\_and\\_safety/](https://www.pascuk.co.uk/fire_checks_and_safety/)

### **Two Key Documents can be found there**

1/ England Fire Regs Summary

2 Wales Fire Regs Summary

These are short docs that summarize the current situation with Fire Regs in self-catering in England and Wales. They signpost you to all the regulations, the Government produces Guidance, the additional PASC UK papers and more.

They can be found here: [https://www.pascuk.co.uk/fire\\_checks\\_and\\_safety/](https://www.pascuk.co.uk/fire_checks_and_safety/)

### **Main Home Office Papers**

#### **Home Office Guidance on Making your small paying guest accommodation safe from fire 2023**

This paper covers small units, without open plan downstairs, not more than four bedrooms, sleeping no more than twelve in two storey buildings.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1147723/A\\_guide\\_to\\_making\\_your\\_small\\_paying-guest-accommodation\\_safe\\_from\\_fire.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147723/A_guide_to_making_your_small_paying-guest-accommodation_safe_from_fire.pdf)

#### **Fire Safety Risk Assessment Sleeping Accommodation**

This paper goes some way to helping with larger properties, but is an old paper, published in 2006 and is currently being updated by the Home Office. Earliest date expected in early 2024.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/422192/9281\\_Sleeping\\_Accommodation\\_v2.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/422192/9281_Sleeping_Accommodation_v2.pdf)

### **Additional PASC UK Supporting Papers**

To help owners navigate through this, and to supplement the Government Papers mentioned above, we have commissioned three initial papers from our Fire expert, Paul Bray, GIFireE, Fire Safety Consultant.

The papers are number 1,2 and 3. They can be found here: <https://www.pascuk.co.uk/reports/> and also here: [https://www.pascuk.co.uk/fire\\_checks\\_and\\_safety/](https://www.pascuk.co.uk/fire_checks_and_safety/)

#### **Paper One: The Regulatory Reform Fire Safety Order 2005**

This is a background paper explaining the legal background of the Fire Regs and the Fire Regs.

#### **Paper 2: Additional Notes to the Home Office Guidance on Making your small paying guest accommodation safe from fire 2023**

This paper provides additional notes to use in conjunction with the Home Office Guidance on Making your small paying guest accommodation safe from fire paper.

#### **Paper 3: Applying the Sleeping Risk Guide to existing holiday accommodation**

This paper provides the first paper on providing additional information for larger properties.

### **We also provide....**

#### **Fire Checks at Changeover, Routine maintenance and Testing V1**

This provide a guide to fire checks at changeover, and a testing regime.

#### **How to find a Competent Fire Risk Assessor?**

This provides the websites where you can find authorised fire experts.

#### **Updated Fire Risk Assessment**

Suitable for use with the 'Small' guide from the Home Office and Welsh Fire, with the addition of a 'Review Date' box.

#### **Train as a Competent Fire Risk Assessor**

Lots of request about how to become a Competent Fire Risk Assessor. This is probably only feasible and of interest to those with multiple properties or agencies.

#### **Additional Fire Safety Notices (without What3Words)**

We have produced some further Fire Safety Notices without a space at the bottom for What3Words. We really do recommend that you include creating a What3Words reference for your property as the vast majority of emergency services all over the country use it.

#### **What3 Words explained**

What3Words is and how to use it.

## FAQ's

We have published the first two sets of FAQ's, the most commonly asked fire questions. This will be regularly updated and when updates are made they will also appear in the newsletter.

These can all be found at [https://www.pascuk.co.uk/fire\\_checks\\_and\\_safety/](https://www.pascuk.co.uk/fire_checks_and_safety/)

## Next Steps

In addition, PASC UK **will be providing the following over the coming weeks.**

- Further Papers and Webinars (See Webinar Programme) **(Underway)**
- A Survey asking you what further Fire Support is needed
- Regular updates on mitigation measures for buildings outside the **Home Office Guidance on Making your small paying guest accommodation safe from fire 2023 (Underway)**
- Work with Home Office and Fire Experts to come up with reasonable and proportionate mitigations for those with properties outside the **Home Office Guidance on Making your small paying guest accommodation safe from fire 2023. (Underway)**
- Work with Home Office and Fire Experts to come up with reasonable and proportionate mitigations for those with properties with the 'open plan' challenge. **(Underway)**
- Prepare a case study of a Fire Risk Assessment (FRA) of our own property for Members, this will include a FRA covering our large, ten-bedroom, three storey property with open plan kitchens. **(Underway)**
- More will be added over the coming weeks

Members questions are welcome on any issues that they have with their Fire Risk Assessments, and we will answer as best we can. We are not ourselves fire safety experts and will do our best to try and offer solutions or signposts to solutions. We are afraid that we cannot answer non-Members questions on fire issues.

## RESETTING YOUR PASSWORD FOR THE PASC UK MEMBERS AREA

You are able to check your account details and download any of the 25 Members only PASC UK papers. The full list of the PASC UK Members Papers is detailed below.

## Anticipated questions:

1/ How do I log in?

On the main PASC website you will see a link in the top right-hand corner called "Member Login". Click this link and enter your email address and password. Once logged in you will be in the members area.

### 2/ I can't find my password.

Click on the "Member login" link on the far right of the menu on our website and click the "forgot password" link which is in blue text just below the "log in" button. Enter your email address in the field and click "request password reset" button.

### 3/ Who do I contact if I cannot get in?

If you are having difficulty, please email [admin@pascuk.co.uk](mailto:admin@pascuk.co.uk) and Justin will investigate for you.

### 4/ My username doesn't match my email address, does it matter?

No, it doesn't, usually your username would be your email address, but through address changes and mistyping, some don't match up. However, the only place those are used is in the login field, all correspondence will go to your usual email address. Unfortunately, it isn't possible to change the username once it has been set.

## NEWSLETTER INDEX (WHERE TO FIND PREVIOUS INFORMATION)

All previous content is indexed and can be found on the 2022/23 Index on the Newsletter page. Look for PASC UK Index 2022/23. This will be updated weekly.

<https://www.pascuk.co.uk/newsletters/>

## SUPPORT LOBBYING BY JOINING PASC UK

There is a huge amount of work and lobbying to do to help support you all in the self-catering sector. We don't ask very often, however, if we are to fight on so many fronts, we simply need more funds. There are thousands of you that have had the benefit of this newsletter and the lobbying done on behalf of the sector.

We are now asking that as many of you as possible join PASC UK. The fight is on so many fronts, and we get much better results when we engage proper legal advice and proper PR firms to assist with campaigns. Memberships to other organisations that provide common lobbying, information feeds and support also cost many thousands of pounds a year.

Membership fees are as follows: All per annum.

- Single cottage £70
- 2 – 4 Units £125
- 5 – 10 Units £200
- 11 + Units £300

For companies like cleaning firms, or industry support companies, Trade Membership is £200, and you will get a listing in the Trade Directory on the new website.

Members get telephone support and priority email support.

You can join here, simple form, takes 2 mins, and you'll get an invoice, payable by BACS or Credit Card. Just click on this link to go to the joining page: <https://www.pascuk.co.uk/join-pasc-uk/>

Wishing each and every one of you all the best.

Best regards

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