



West Yorkshire
Fire & Rescue Service

Smoke and Heat Detection Policy

PRE-POL-004



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Introduction

Smoke and heat detection are essential for occupant safety, as the warning an appropriate fire detection system provides can save lives. This policy highlights West Yorkshire Fire and Rescue Service's (WYFRS) offer in relation to smoke and heat detection within residential domestic properties with a permanent address.

According to the latest Home Office data¹, Fire and Rescue incident statistics for the year ending June 2024 show there were 251 fire-related fatalities, a decrease of 5.3% compared to the previous year. However, fire incidents remain a significant concern, with nearly 3,100 people receiving hospital treatment following dwelling fires. Additionally, the number of fires attended by Fire and Rescue Services (FRSs) in England was 138,977, a decrease of 22% compared to the previous year. These statistics underscore the critical need for effective smoke and heat detection systems to help prevent fatalities and injuries.

Responsibilities

The Responsible Person for a property or building, which can include landlords, social housing providers, property management companies, and building owners, must comply with Fire Safety regulations. The Regulatory Reform (Fire Safety) Order 2005 (FSO) applies to premises with two or more domestic units, and it is a legal requirement to adhere to the guidance on fire safety provisions for certain types of existing housing, produced by the Local Authorities Coordinators of Regulatory Services (LACORS). Failure to comply may result in fines and enforcement action.

A Responsible Person must comply with the Smoke & Carbon Monoxide Alarm (England) Regulations 2015, which require the installation of at least one smoke alarm on each level of the property and a carbon monoxide alarm in any room containing a solid fuel appliance. These detectors must be in good working order at the start of each new tenancy. Additionally, the needs of tenants with disabilities must be considered as mandated by the Equality Act 2010 and the Disability Discrimination Act 1995, making reasonable adjustments to prevent discrimination. In all properties where there is a Responsible Person, there is a legal duty for the Responsible Person to:

- Assess fire risks and take adequate measures to mitigate them.
- Ensure the property meet the needs of the tenant, including installing smoke and carbon monoxide detectors as required by the Smoke & Carbon Monoxide Alarm (England) Regulations 2015.
- Make any required reasonable adjustments under the Equality Act 2010 for tenants. For example: For a tenant who is deaf or hearing-impaired, the provision of specialised alarm should be considered, as necessary.

¹ [Detailed analysis of fires attended and response times by fire and rescue services, England, April 2023 to March 2024](#)

- When building new homes, they must comply with building regulations and include mains-wired smoke detection on each floor of individual properties. As Properties built since June 1992 must have mains-wired smoke detectors².

What is Our Offer?

WYFRS provides both smoke and heat detectors. Smoke detectors are installed on each occupied level within a property, in hallways, and on landings. Additionally, smoke detectors are placed in every room that is regularly inhabited, such as bedrooms, living rooms, and dining rooms, based on the fire risk associated with the occupant's lifestyle or behaviour. Heat detectors are installed in kitchens and other spaces such as attic rooms, utility rooms, or attached garages where a fire risk has been identified. Where necessary, detectors will be inter-linked to enable actuation irrespective of the fire's location. For occupants with specific needs, such as those who are deaf or hearing-impaired, specialised alarms can be provided, based on assessment, to ensure occupant safety.

We do not provide and install detection for properties where it is the responsibility of the Responsible Person (an individual or an entity with control over the premises, such as private landlords, housing providers, property management companies, and building owners). The Responsible Person should consider their duties under the Smoke & Carbon Monoxide Alarm (England) Regulations 2015, Regulatory Reform (Fire Safety) Order 2005, Equality Act 2010, and any other relevant legislation. However, we may fit detection as a temporary safety measure, particularly if the occupant's lifestyle has been identified as high risk. In these instances, the Responsible Person will be encouraged to be present at the Safe and Well visit to ensure that the occupant's fire safety needs are addressed. Where required, concerns may be passed on to the relevant local authority's housing standards team.

We do not provide detection in the communal areas of any sheltered housing complex, block of flats, or HMOs. The responsibility for providing adequate detection in these properties lies with the Responsible Person. WYFRS can recommend the installation of further interventions (including detection), but these should be carried out by the Responsible Person. Further advice and support may be offered to the Responsible Person to ensure the safety of the occupant.

We are committed to making West Yorkshire Safer by significantly reducing fire fatalities, injuries, and property damage from fire. We achieve this by using our expertise to identify fire risks within homes, continuing to fit smoke and heat detection, and specialist equipment in home where a person may be at greater risk, such as the hearing impaired. We deliver these services through our Safe and Well visits. Any detection we install will be appropriate to the layout, fire risks, and hazards identified within the home, as well as the lifestyle risk factors and behaviours of the occupants. We will fit detection in homes where there is no detection present and where we have identified a risk of fire.

² Mandated by the Local Authorities Coordinators of Regulatory Services (LACORS) guidance.

Any smoke or heat detectors we fit are 'gifted' to the occupant, who signs to agree that they will test, maintain, and replace the detectors appropriately. We will only fit smoke and heat detectors as part of a full Safe and Well visit. If it is not possible to carry out a full Safe and Well visit at the time of fitting (e.g., where an incident has taken place and a visit is not appropriate or where operational fire crews have been called away during a visit), a full Safe and Well visit will be carried out at the earliest opportunity so that fire risks can be fully identified and mitigated.

We do not currently supply or fit carbon monoxide detectors but will give brief safety advice to occupants where a risk is identified.

Accessibility

We will promote our services and deliver fire safety advice about detection through traditional media such as radio, television, and the press, as well as through social media, our website, our partners, and our presence within local communities.

People concerned about fire safety within their home can contact us via web, email, mail, telephone, or face-to-face, and a proportionate response will be offered.

Partnerships

We develop and maintain successful partnerships and referral pathways across the five districts of West Yorkshire. Where appropriate, we may work together with other stakeholders to deliver advice about fire safety and maintaining detectors to tenants or install temporary detection.

Data and Information Sharing

We will use compliant information-sharing protocols and agreements to share relevant data and personal information with our partners and other pertinent organisations.

Equality and Diversity

We will work with our partners to ensure that our Safe and Well service is accessible to all individuals within our local communities, particularly those at most risk of fire. We will engage with diverse groups and communities in West Yorkshire, to ensure that we remain flexible in our approach and continue to meet changing needs by providing relevant advice and appropriate detection.

Monitoring and Review

We will gather feedback from staff and community members regarding our Safe and Well visits. This input will enable us to refine and consistently enhance our Safe and Well visit programme as required.

How this Policy Supports WYFRS Values

Core values:



- **Teamwork:** We recognise everyone's strengths and contributions, working effectively as one team.
- **Integrity:** We are trustworthy, act ethically, treating each other with dignity and respect.
- **Learning:** We learn all the time; we share knowledge and experiences, celebrating success.
- **Responsibility:** We are responsible, work positively and take ownership of the work we do.
- **Communication:** We share clear information, in ways everyone understands, having open discussions.

Core Code of Ethics for Fire and Rescue Services – our five ethical principles:



- **Putting our communities first:** We put the interests of the public, the community, and service users first.
- **Integrity:** We act with integrity including being open, honest, and consistent in everything that we do.
- **Dignity and respect:** We treat people with dignity and respect, making decisions objectively based on evidence, without discrimination or bias.
- **Leadership:** We are all positive role models, always demonstrating flexible and resilient leadership. We are all accountable for everything we do and challenge all behaviour that falls short of the highest standards.
- **Equality, diversity, and inclusion (EDI):** We continually recognise and promote the value of EDI, both within the FRS and the wider communities in which we serve. We stand

against all forms of discrimination, create equal opportunities, promote equality, foster good relations, and celebrate difference.

This policy supports WYFRS values and the Core Code of Ethics in a number of ways, including:

- **Putting our communities first:** By ensuring that smoke and heat detectors are installed and maintained in residential properties, we prioritise the safety and well-being of the community.
- **Teamwork:** The policy emphasises collaboration with various agencies. This collaborative approach ensures that the service is delivered effectively and that all stakeholders work together to achieve common goals.
- **Integrity:** By maintaining full compliance with the Customer Service Excellence standard, we demonstrate a commitment to ethical practices and high standards of service delivery.
- **Learning:** Regular audits and feedback collection, aid us in continuous improvement, ensuring we learn from experiences and makes necessary adjustments to enhance service delivery.

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