

**Interim Equality Impact Assessment Record**

**Consultation on Fire  
and Smoke Alarms  
in Scottish Homes**

**September 2017**



**Scottish Government**  
Riaghaltas na h-Alba  
gov.scot

## INTERIM EQUALITY IMPACT ASSESSMENT RECORD

<b>Title of policy/ practice/ strategy/ legislation etc.</b>	<b>Consultation on Fire and Smoke Alarms in Scottish Homes</b>	
<b>Minister</b>	<b>Kevin Stewart MSP, Minister for Local Government and Housing</b>	
<b>Lead official</b>	<b>Luke Macauley</b>	
<b>Officials involved in the EQIA</b>	<b>name</b>	<b>team</b>
	<b>Agnes Meany Simon Roberts</b>	<b>Housing Standards and Quality Team</b>
<b>Directorate: Division: Team</b>	<b>Directorate for Housing and Social Justice Better Homes: Sustainability Strategy Unit Housing Standards and Quality</b>	
<b>Is this new policy or revision to an existing policy?</b>	<b>Extension of existing policy</b>	

### Screening

#### ***Policy Aim***

The aim of the policy is to improve fire safety in Scottish homes, a priority for the Scottish Government.

On 14 June 2017 a major fire spread rapidly through Grenfell Tower, a 24 story residential high rise building in London. It is understood that at least 80 people lost their lives. Following the tragedy, the Scottish Government established a Ministerial Working Group (MWG) to oversee a review of building and fire safety regulatory frameworks in Scotland. The MWG will be considering wider proposals for actions to reduce the risk of fire and will look at other measures to improve fire safety in domestic homes and other types of building (such as schools and hospitals), but as a first step, this consultation will concentrate solely on fire and smoke alarms in Scottish homes.

The Scottish Government's view is that the fire and smoke alarm standard currently applied to private rented housing represents the minimum safe standard for all existing housing. To that end, the consultation proposes the most appropriate option to improve standards for fire and smoke alarms is to extend this standard to all tenures. Changes to the Scottish Housing Quality Standard (SHQS) would therefore be necessary for social housing and to ensure all houses meet the highest standards, changes to the Tolerable Standard would also be necessary.

The changes proposed will help provide reassurance to residents, particularly those who are concerned about fire safety in their homes. It will contribute to the Scottish Government's **Safer and Stronger** Strategic Objective and will impact on the following National Outcomes:

- We live in well-designed, sustainable places where we are able to access the amenities and services we need.
- We live our lives safe from crime, disorder and danger

This consultation will seek views on the proposed changes to standards required for smoke and fire alarms in Scottish homes.

### ***Who will it affect?***

All people living in Scottish houses, including people with protected characteristics, could be affected by the policy proposals which have the potential to improve fire safety in all of Scotland's housing stock. Those living in new build properties and in the private rented sector are already living in properties required to meet the highest current standards. Social tenants and individual owner occupiers are therefore more likely to be affected. Implementation of the proposals will be of benefit to all those not currently living in properties covered by the current highest standards, as well as those living in neighbouring dwellings.

### ***What might prevent the desired outcomes being achieved?***

The desired outcome to raise all standards to the highest current level for fire and smoke detectors in homes will be informed by discussion during the consultation period and formal responses received.

Achieving the desired outcome will be dependent on social landlords and private individuals taking action to ensure compliance with new responsibilities which may be placed on them by additions to the SHQS and to the Tolerable Standard. Associated costs, timing and enforcement processes will impact on the desired outcome being achieved.

Scottish Government inquiries suggest that many social landlords have already gone beyond the current SHQS requirements. Inquiries suggest that the installation of hard wired smoke alarms in circulation areas is widespread in the social rented sector (but not universal). This has mainly been

undertaken in conjunction with other improvement programmes such as heating installations or kitchen renewals. It is less likely that this work will include heat alarms in kitchen areas or the use of linked alarms in two or three storey dwellings. It is however possible that costs will be reduced where works already undertaken will go some way to meeting new requirements. Changes to the standard for social housing could have a much bigger impact on some landlords than others, depending on previous improvements.

The desired outcome might be more challenging to achieve in the owner occupied sector as there are no current minimum requirements for fire and smoke alarms in owner occupied housing. It is worth noting however that any property constructed with a building permit issued since 1993 will have been fitted with interlinked and hardwired smoke alarms in circulation spaces. Moreover, only an estimated 7% (110,000) of properties in this tenure do not have any smoke alarm at all.<sup>1</sup>

From a Human Rights perspective, the Scottish Government would have to carefully consider the implication of any changes. Any additional duty placed on owner occupiers could potentially conflict with the right to peaceful enjoyment of private property. Interference with this right must be proportionate and justifiable. This may be possible in view of the impact of fire not only on the owner, but also on their family and guests, and, in the case of rented properties, on tenants, as well as the risk to rescuers and neighbours. The economic costs to others, such as loss of property for neighbours, the costs to the Scottish and Fire Rescue Services of responding to fires, and the costs to NHS Scotland of treating victims of fires, are further supporting factors that the proposed regulation is proportionate and justifiable restriction of human rights.

## **Stage 1: Framing**

### ***Results of framing exercise***

Most recent estimates indicate that there are around 600,000 social rented homes, and 1.5 million owner occupied homes, of which 310,000 are flats.<sup>2</sup> The new policy has the potential to impact on all of these people.

Some social landlords report that they have made some efforts to work towards the higher standard for fire and smoke alarms required in the private rented sector, and analysis of the available evidence is in the accompanying Business and Regulatory Impact Assessment. However many social landlords who have made this effort will likely be required to do more to fully

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<sup>1</sup> Scottish Government estimates based on analysis of 2015 Scottish House Condition Survey data.

<sup>2</sup> Housing Statistics for Scotland - Key Information and Summary Tables, <http://www.gov.scot/Topics/Statistics/Browse/Housing-Regeneration/HSfS/KeyInfoTables>, and Scottish House Condition Survey 2015: Key Findings, <http://www.gov.scot/Publications/2016/12/1539>, para 46, table 8

comply. For those landlords who have not taken such action, the task will be more demanding.

The owner occupied sector has the lowest proportion of homes without any smoke or fire alarms – with 7% of homes owned outright and 8% of mortgaged properties having no alarm in 2015. Furthermore, alarms present in owner occupied properties are more likely to be battery operated than in other tenures.

The Scottish Government Building and Fire Safety Ministerial Working Group is directing progress in proposals for action to reduce the risk of fire in buildings in Scotland (including schools and hospitals). As a first step, this consultation has been prioritised to concentrate solely on fire safety in Scottish homes. This is being led by the Housing Standards and Quality team in the Scottish Government.

A stakeholder working group was established to provide stakeholders the opportunity to help inform and progress development of the draft consultation. It is chaired by the Scottish Government with representatives from COSLA, SFHA, CIH, ALACHO and GWSF attending. The group considered a range of issues and helped make decisions about the consultation's scope and recommendations contained therein. Views were also invited from Private Rented and Owner Occupier representative bodies.

In this Interim Equalities Impact Assessment we will look at evidence gathered under the following headings: Age, Disability, Sex, Pregnancy and Maternity, Gender Reassignment, Sexual Orientation, Race and Religion or Belief. Where there are gaps in evidence we will use the consultation to look for evidence to fill these gaps.

### ***Extent/Level of EQIA required***

The evidence captured in ***Stage 2: Data and evidence gathering, involvement and consultation*** is drawn from the Scottish House Condition Survey (SHCS) module of the Scottish Household Survey (SHS) collected in the period 2014-2015 and, where insufficient information is available from this source, from the 2011 census. The statistics may relate to the characteristics of the highest income householder - e.g. evidence relating to age and gender or to the characteristics of any of the members within the household such as provided under the disability heading.

We do not consider that any groups with protected characteristics will be disproportionately affected by the policy proposals to require all housing to meet the highest current standards for smoke and fire alarms. These are already applicable in new build housing and the private rented sector

During the consultation period, equality group representatives will be invited to comment and submit evidence in relation to those protected characteristic groups they represent. This will be taken into account together with any

additional evidence gathered during discussions at consultation events and from formal responses received.

## Stage 2: Data and evidence gathering, involvement and consultation

Include here the results of your evidence gathering (including framing exercise), including qualitative and quantitative data and the source of that information, whether national statistics, surveys or consultations with relevant equality groups.

Characteristic <sup>3</sup>	Evidence gathered and Strength/quality of evidence	Source	Data gaps identified and action taken
<b>AGE</b>	<p>Social rented households in Scotland in 2015 contained adults across a range of age categories (as measured by highest income householder), with 28% having a highest income householder aged 45 to 59 years, 21% having a highest income householder aged 60 to 74 years, and 17% having a highest income householder aged 35 to 44 years. 21% were between 16 and 24 years and 12% over 75 years.</p> <p>In the owner occupied sector there is a split in terms of age group between those who own their property outright and those who own with the help of a mortgage. 27% of households who own their home outright have a highest income householder aged over 75 and 45% have a highest income household aged 60-74. In contrast, those owning with a mortgage are likely to have a younger highest income householder – with</p>	<p>Scottish Household Survey 2015 Scottish Fire and Rescue Statistics, 2015-16</p>	<p>Requiring all households to meet the highest current standards for smoke and fire alarms already applicable in the private rented sector will result in occupiers living in safer homes with a lower risk of fire than was previously the case.</p> <p>As people aged 60 and over have much higher casualty rates from fires, and in particular fatal casualty rates, this group is likely to benefit most.</p> <p>As part of the consultation, we will seek views from organisations representing people of different age groups</p>

<sup>3</sup> Refer to Definitions of Protected Characteristics document for information on the characteristics

	<p>17% aged 24-35, 42% aged 35-44 and 42% aged 45-59. As a result the owner occupied sector as a whole contains adults across a range of age categories with the most common age group for the highest income householder in this tenure being 45-59.</p> <p>Older people have a higher rate of fire casualties – in 2015-16, there were 282 non-fatal fire casualties per 1 million people aged 60 and over, compared to 222 non-fatal casualties per 1 million of the population as a whole. The difference in relation to fatality rates is even more pronounced – the rate of fire fatalities for people aged 60 and over, at 18.5 in 2015-16, was more than double that for the population as a whole (8.4) Note that while this relates to all fires, and not just dwelling fires, since 39 of the 45 fatalities were from dwelling fires, this pattern is likely to apply to dwelling fires as well.</p>		
<b>DISABILITY</b>	<p>Around 42% of households in Scotland contain at least one person who is long-term sick or disabled (LTSD). This figure covers all household members, including children.</p>	2015 Scottish Household Survey	<p>Requiring all households to meet the highest current standards for smoke and fire alarms already applicable in the private rented sector will result in occupiers living</p>



	<p>There is no data on disability in the published Scottish Fire and Rescue Services statistics.</p>		<p>in safer homes with a lower risk of fire than was previously the case.</p> <p>In the event of fire, a disabled person may have more difficulty exiting the property. These policy proposals are likely to be of benefit to the 42% of households containing at least one LTSD person.</p> <p>As part of the consultation, we will seek views from organisations representing disabled people.</p>
<b>SEX</b>	<p>The Scottish Household Survey shows that 42% of all Scottish households are headed by a female.</p> <p>Scottish Fire and Rescue Statistics show that the casualty rate from fires is higher for males than females: in 2015-16, there were 268 non-fatal casualties per 1 million men, compared with 197 per 1 million women, while there were 9.6 fatal casualties per 1 million men, compared with 6.9 per 1 million women. (As discussed under the age entry, these figures relate to all fires,</p>	<p>2015 Scottish Household Survey Scottish Fire and Rescue Statistics, 2015-16</p>	<p>Requiring all households to meet the highest current standards for smoke and fire alarms already applicable in the private rented sector will result in occupiers living in safer homes with a lower risk of fire than was previously the case.</p> <p>As the fatal and non-fatal fire casualty rates are higher for men, they are likely to benefit more.</p>

	but since 39 of the 45 fire fatalities were in dwelling fires, the pattern is likely to be the same in dwelling fires).		As part of the consultation, we will seek views on whether the policy proposals are likely to have any disproportionate effects on people because of their gender.
<b>PREGNANCY AND MATERNITY</b>	There is no information in either the SHCS or the published Scottish Fire and Rescue Service statistics relating to pregnancy		<p>Requiring all households to meet the highest current standards for smoke and fire alarms already applicable in the private rented sector will result in occupiers living in safer homes with a lower risk of fire than was previously the case.</p> <p>Those who are pregnant will benefit in line all other occupants of houses.</p> <p>As part of the consultation, we will seek views on whether policy proposals will have any disproportionate effects on people because of pregnancy and maternity.</p>

<p><b>GENDER REASSIGNMENT</b></p>	<p>We do not have housing or fire data specific to gender reassignment but a Scottish Transgender Alliance Survey in 2012 reported that 22% of the respondents to their survey were owner occupiers – a higher proportion than were in the private rented sector.</p>		<p>Requiring all households to meet the highest current standards for smoke and fire alarms already applicable in the private rented sector will result in occupiers living in safer homes with a lower risk of fire than was previously the case.</p> <p>People under the gender reassignment protected characteristic will benefit in line with other occupants of houses.</p> <p>As part of the consultation, we will seek views on whether the policy proposals are likely to have any disproportionate effects on people under the gender reassignment protected characteristic.</p>
<p><b>SEXUAL ORIENTATION</b></p>	<p>There is limited information on housing tenure for sexual orientation. This information was not collected in the census or the SHCS, and housing providers do not routinely gather such data. There is also no data on this in the published Scottish Fire and Rescue Services statistics.</p>		<p>Requiring all households to meet the highest current standards for smoke and fire alarms already applicable in the private rented sector will result in occupiers living in safer homes with a</p>

			<p>lower risk of fire than was previously the case.</p> <p>Regardless of a person's sexual orientation, they will benefit in line with all other occupants of houses.</p> <p>As part of the consultation, we will seek views from Stonewall and others on whether the policy proposals are likely to have any disproportionate effects on people due to their sexual orientation.</p>
<b>RACE</b>	<p>On census day 2011 there were approximately 200,000 Black, Asian and Minority Ethnic (BAME) people in Scotland, making up just over 4% of the population.</p> <p>The SHCS sample is not sufficiently large to allow a breakdown of the regulated groups by ethnicity and to analyse the equality impact of the proposed policy on ethnic minorities, even with two years of data combined.</p> <p>Data available from the Census indicates that BAME communities are</p>		<p>Requiring all households to meet the highest current standards for smoke and fire alarms already applicable in the private rented sector will result in occupiers living in safer homes with a lower risk of fire than was previously the case.</p> <p>People of all races are likely to benefit equally in line with all other</p>

	<p>largely concentrated in urban locations.</p> <p>There is also no data on this in the published Scottish Fire and Rescue Services statistics.</p>		<p>occupants of houses.</p> <p>As part of the consultation, we will seek views from the Council of Ethnic Minority Voluntary Sector Organisations (CEMVO) and others on whether the policy proposals are likely to have any disproportionate effects on people due to their race.</p>
<b>RELIGION OR BELIEF</b>	<p>According to the 2011 Census, in Scotland, 59% of the population report having a religion: 56% report as being Christian, 1.4% as being Muslim. Minority religion groups (Buddhist, Hindu, Jewish, Muslim, Sikh) tend to be concentrated in Glasgow and Edinburgh. Information relating to the housing of those with religious beliefs is limited.</p> <p>Due to sample size constraints, it is not possible to analyse affected households by religious belief using the SHCS, even when two years of data are merged. Census data indicates that minority religions are largely concentrated in urban areas.</p>	2011 Census	<p>Requiring all households to meet the highest current standards for smoke and fire alarms already applicable in the private rented sector will result in occupiers living in safer homes with a lower risk of fire than was previously the case.</p> <p>People of all religions and beliefs are likely to benefit equally in line with other occupants of houses.</p>

			As part of the consultation, we will seek views on whether the policy proposals are likely to have any disproportionate effects on people of religion or belief.
<p><b>MARRIAGE AND CIVIL PARTNERSHIP</b>  (the Scottish Government does not require assessment against this protected characteristic unless the policy or practice relates to work, for example HR policies and practices - refer to Definitions of Protected Characteristics document for details)</p>	<p>This policy does not relate to work therefore we have not considered it for this EQIA.</p>		

### Stage 3: Assessing the impacts and identifying opportunities to promote equality

Having considered the data and evidence you have gathered, this section requires you to consider the potential impacts – negative and positive – that your policy might have on each of the protected characteristics. It is important to remember the duty is also a positive one – that we must explore whether the policy offers the opportunity to promote equality and/or foster good relations.

#### Do you think that the policy impacts on people because of their age?

Age	Positive	Negative	None	Reasons for your decision
Eliminating unlawful discrimination, harassment and victimisation			X	Changes to housing standards are unlikely to impact on unlawful discrimination related to age.
Advancing equality of opportunity	X			The evidence suggests that fire casualty rate is higher for people aged 60 and over than the general population, particularly in relation to fatalities, where the rate is more than twice as high. Therefore, this group is likely to benefit most from changes to housing standards which will mean safer homes with a lower risk of fire than was previously the case.
Promoting good relations among and between different age groups			X	Changes to housing standard are unlikely to impact on the promotion of good relations between different age groups

**Do you think that the policy impacts disabled people?**

<b>Disability</b>	<b>Positive</b>	<b>Negative</b>	<b>None</b>	<b>Reasons for your decision</b>
Eliminating unlawful discrimination, harassment and victimisation			X	Changes to housing standards are unlikely to impact on unlawful discrimination related to disability.
Advancing equality of opportunity	X			The evidence suggests that 42% of households contain at least one long-term sick or disabled LTSD person. This group is likely to benefit from changes to housing standards which will mean safer homes with a lower risk of fire than was previously the case, particularly if any disability reduces mobility, making escaping from a fire more difficult.
Promoting good relations among and between disabled and non-disabled people			X	Changes to housing standard are unlikely to impact on the promotion of good relations between disabled and non- disabled people.

**Do you think that the policy impacts on men and women in different ways?**

<b>Sex</b>	<b>Positive</b>	<b>Negative</b>	<b>None</b>	<b>Reasons for your decision</b>
Eliminating unlawful discrimination			X	Changes to housing standards are unlikely to impact on unlawful discrimination related to gender.



Advancing equality of opportunity	X			The evidence suggests that men have a higher rate of fatal and non-fatal casualties from fires than women, and are therefore likely to benefit more from changes to housing standards which will mean safer homes with a lower risk of fire than was previously the case.
Promoting good relations between men and women			X	Changes to housing standard are unlikely to impact on the promotion of good relations between men and women.

**Do you think that the policy impacts on women because of pregnancy and maternity?**

<b>Pregnancy and Maternity</b>	<b>Positive</b>	<b>Negative</b>	<b>None</b>	<b>Reasons for your decision</b>
Eliminating unlawful discrimination			X	Changes to housing standards are unlikely to impact on unlawful discrimination related to pregnancy and maternity.
Advancing equality of opportunity	X			There is a lack of evidence on the number of pregnant women living in houses across the housing stock. As with all other groups, women in this group are likely to benefit from changes to housing standards which will mean safer homes with a lower risk of fire than was previously the case.
Promoting good relations			X	Changes to housing standard are unlikely to impact on the promotion of good relations between pregnant women and other people.

**Do you think your policy impacts on transsexual people?**

<b>Gender reassignment</b>	<b>Positive</b>	<b>Negative</b>	<b>None</b>	<b>Reasons for your decision</b>
Eliminating unlawful discrimination			X	Changes to housing standards are unlikely to impact on unlawful discrimination related to gender reassignment.
Advancing equality of opportunity	X			There is a lack of evidence on the number of people under the gender reassignment protected characteristic living in houses across the housing stock. As with all other groups, people in this group are likely to benefit from changes to housing standards which will mean safer homes with a lower risk of fire than was previously the case.
Promoting good relations			X	Changes to housing standard are unlikely to impact on the promotion of good relations between transgender people and others.

**Do you think that the policy impacts on people because of their sexual orientation?**

<b>Sexual orientation</b>	<b>Positive</b>	<b>Negative</b>	<b>None</b>	<b>Reasons for your decision</b>
Eliminating unlawful discrimination			X	Changes to housing standards are unlikely to impact on unlawful discrimination related to sexual orientation.
Advancing equality of opportunity	X			There is a lack of evidence on the number of people under the sexual orientation protected characteristic living in houses across the housing

				stock. As with all other groups, people in this group are likely to benefit from changes to housing standards which will mean safer homes with a lower risk of fire than was previously the case.
Promoting good relations			X	Changes to housing standard are unlikely to impact on the promotion of good relations between people of different sexual orientation.

**Do you think the policy impacts on people on the grounds of their race?**

<b>Race</b>	<b>Positive</b>	<b>Negative</b>	<b>None</b>	<b>Reasons for your decision</b>
Eliminating unlawful discrimination			X	Changes to housing standards are unlikely to impact on unlawful discrimination related to race.
Advancing equality of opportunity	X			There is a lack of evidence on the number of Black, Asian and Minority Ethnic (BAME) people living in houses across the housing stock. As with all other groups, people in this group are likely to benefit from changes to housing standards which will mean safer homes with a lower risk of fire than was previously the case.
Promoting good race relations			X	Changes to housing standard are unlikely to impact on the promotion of good race relations.

**Do you think the policy impacts on people because of their religion or belief?**

<b>Religion or belief</b>	<b>Positive</b>	<b>Negative</b>	<b>None</b>	<b>Reasons for your decision</b>
Eliminating unlawful discrimination			X	Changes to housing standards are unlikely to impact on unlawful discrimination related to religion or belief.
Advancing equality of opportunity	X	Information relating to the housing of those with religious beliefs is limited.		There is a lack of evidence relating to housing of those with religious beliefs. As with all other groups, people in this group are likely to benefit from changes to housing standards which will mean safer homes with a lower risk of fire than was previously the case.
Promoting good relations			X	Changes to housing standard are unlikely to impact on the promotion of good relations between people of religion and belief and others.

**Do you think the policy impacts on people because of their marriage or civil partnership?**

<b>Marriage and Civil Partnership<sup>4</sup></b>	<b>Positive</b>	<b>Negative</b>	<b>None</b>	<b>Reasons for your decision</b>
Eliminating unlawful discrimination				Not required – see footnote

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<sup>4</sup> In respect of this protected characteristic, a body subject to the Public Sector Equality Duty (which includes Scottish Government) only needs to comply with the first need of the duty (to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act 2010) and only in relation to work. This is because the parts of the Act covering services and public functions, premises, education etc. do not apply to that protected characteristic. Equality impact assessment within the Scottish Government does not require assessment against the protected characteristic of Marriage and Civil Partnership unless the policy or practice relates to work, for example HR policies and practices.

## Stage 4: Decision making and monitoring

### *Identifying and establishing any required mitigating action*

Have positive or negative impacts been identified for any of the equality groups?	No negative impacts have been identified for any of the equality groups.  The policy proposal should be of benefit to all people living in houses in Scotland especially those living in the social rented sector and owner occupiers.
Is the policy directly or indirectly discriminatory under the Equality Act 2010 <sup>5</sup> ?	There is no evidence that the policy is directly or indirectly discriminatory under the Equality Act 2010.
If the policy is indirectly discriminatory, how is it justified under the relevant legislation?	
If not justified, what mitigating action will be undertaken?	

### *Describing how Equality Impact analysis has shaped the policy making process*

The equality impact analysis has helped to highlight areas where we have limited evidence on people with particular protected characteristics. It has therefore helped to shape our plans for engagement during the consultation so that we consult with representatives of these people, as well as representatives of people with other protected characteristics, to ensure that there are no unintended consequences from the proposed regulations for people with protected characteristics. The results of this engagement will feed into the policy and will be outlined in the final EQIA.

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<sup>5</sup> See EQIA – Setting the Scene for further information on the legislation.

There have been no implications for costs of resources arising from the EQIA analysis, though we will also engage with the stakeholder working group and wider interests to consider cost, timing and enforcement implications as part of the consultation phase.

Positive impacts from the proposed changes to the SHQS and Tolerable Standard:

- All people living in Scotland's houses, including those with protected characteristics as outlined above, could potentially benefit from the implementation of proposed changes to these housing standards. People living in the social rented sector and owner occupiers are likely to benefit most.
- Positive impacts include people feeling safer in their homes as a result of the current highest fire and smoke alarm requirements being extended to other housing standards. Implementation of the new fire and smoke requirements, has the potential to help reduce the number of fires in people's homes.

Negative impacts from the proposed changes to the SHQS and Tolerable Standard:

- There will be some small-scale monetary costs associated with the installation of fire alarms (see accompanying BRIA for details on these), which will fall to owners of properties. However, these must be set against the benefits from greater safety, as set out above. The costs for owners with protected characteristics will be the same as for owners without protected characteristics.
- Changes to these standards will result in some disruption to tenants and owner occupiers as necessary installation works are carried out. People with certain protected characteristics, such as disabled and older people, may be adversely affected more than others. Where possible, we would encourage social landlords to carry out work while properties are void.

The EQIA has looked at whether there would be any disproportionate effects on people with protected characteristics. We do not expect there to be but will engage with representative groups during the consultation.

Evidence gathered will help inform the final EQIA which will be completed at the end of the consultation period.

### ***Monitoring and Review***

In relation to social housing - the Scottish Social Housing Charter requires social landlords to ensure that their houses comply with the Scottish Housing Quality Standard (SHQS), this will include any new fire and smoke alarm requirements.

The Regulator has powers to intervene if it is concerned that a landlord is failing to meet this performance standard. The Scottish Government's view is that the Regulator provides sufficient enforcement for any change to the standard required in respect of smoke and fire alarms in social housing.

In relation to owner occupied housing – options for enforcement in private housing are outlined in the consultation document. They include existing local authority powers to take action if houses fall below the tolerable standard and owners being required to provide assurance at point of sale.

In relation to tenements or blocks of flats – an approach may be to introduce a duty on owners of tenements to provide evidence of compliance with a standard for fire and smoke alarms.

Other options are outlined in the consultation document, responses to questions posed will help inform appropriate enforcement in each case.

### **Stage 5 - Authorisation of EQIA**

Please confirm that:

- ◆ This Equality Impact Assessment has informed the development of this policy:

Yes  No

- ◆ Opportunities to promote equality in respect of age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation have been considered, i.e.:



- Eliminating unlawful discrimination, harassment, victimisation;
- Removing or minimising any barriers and/or disadvantages;
- Taking steps which assist with promoting equality and meeting people's different needs;
- Encouraging participation (e.g. in public life)
- Fostering good relations, tackling prejudice and promoting understanding.

Yes  No

- ◆ If the Marriage and Civil Partnership protected characteristic applies to this policy, the Equality Impact Assessment has also assessed against the duty to eliminate unlawful discrimination, harassment and victimisation in respect of this protected characteristic:

Yes  No  Not applicable

## Declaration

**I am satisfied with the equality impact assessment that has been undertaken for the Consultation on Fire and Smoke Alarms in Scottish Homes and give my authorisation for the results of this assessment to be published on the Scottish Government's website.**

Name:



DAVID STURROCK

Position: DEPUTY DIRECTOR & HEAD OF BETTER HOMES

Authorisation date: 18 Sept. 2017.



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