

MANAGING CHANGE – FIRE AND HISTORIC BUILDINGS

Consultation questions

You can respond by completing our Citizen Space online survey which can be found here:

<https://haveyoursay.historicenvironment.scot/heritage/managing-change-fire>

Overview

Historic Environment Scotland (HES) is looking for your views on draft guidance on fire and historic buildings. This is an update and refresh to the current Managing Change guidance note called [Fire Safety Management](#).

The Fire and Historic Buildings guidance sets out the principles and specific issues that are relevant to fire and historic buildings. It looks at understanding your building and cultural significance, identifying risks, safety measures and responses to damage.

Why your views matter

This guidance will support good decision-making and explains how to apply the policies in the [Historic Environment Policy for Scotland](#) and national planning policy. It will also help anyone interested in a decision on this topic to understand the decision-making process.

We want to hear your thoughts and ideas about the proposed content of this guidance and would welcome your feedback on any part of it. We would particularly welcome your views on whether you think we have identified the right **key messages** and considerations to guide decision-making. We would also like to hear from you if you have any suggestions for possible case studies relating to fire safety or works after a fire has taken place.

You can provide feedback by completing the short [online survey](#). If you prefer, you can download the [full set of consultation questions](#) in advance in pdf format [314KB].

You can find the draft guidance below or [download a copy](#) [PDF, 204KB].

Providing feedback in other ways

If you would like a copy of the draft guidance and associated consultation questions in a different format, please let us know.

If you would like to provide feedback differently, such as over the phone, by email or via online meeting (on Microsoft Teams, Zoom or similar), please let us know and we would be happy to arrange this.

Please contact Ruth Cameron at ruth.cameron@hes.scot or call on 0131 668 8657.

Background

This proposed guidance note is relevant to decisions on development proposals and changes to individual historic assets, such as listed buildings. It forms part of national guidance on managing change in the historic environment. Policy 7 of [National Planning Framework 4](#) requires proposals to be informed by this guidance.

Contents

The draft guidance includes the following sections:

- Introduction
- Key messages
- Status
- Understanding your building
- Historic buildings and fire risk
- Fire safety
- Fire damage
- Permissions and consents
- References

About you

Please note that the only question that you are required to answer in this section is question one.

1. Are you responding as an individual or an organisation?

(Required)

- As an individual

- On behalf of an organisation, public body or charity
- On behalf of a local authority
- As a private business, such as an architect or developer
- Representing a community group
- Other

If you've chosen 'Other', please specify here:

Question 2. What is your name?

Question 3. What is the name of your organisation, local authority, community group or business?

Your data

We believe you should always know what data we collect from you, why we need it and how we look after it.

What data will you be sharing?

To help us understand who we are engaging with and to allow us to follow up on some responses, we'll be asking you about some personal data information. This includes:

- your email address
- your name

All of your answers are optional.

Why do we need this data?

Following your submission, we will send you an acknowledgement using your email address and if you give your permission and contact information, we may approach you about suggestions you have made in the consultation and the outcomes of this consultation in the future.

What will we do with your data?

Our [privacy notice](#) explains your rights and our role in protecting the information that you share with us.

We will process your Personal Data in strict accordance with the General Data Protection Regulation (EU) 2016/679 and the Data Protection Act 2018.

You can read our [consultation privacy policy](#) on Citizen Space.

I agree to the privacy notice (Required)

- Yes
- No

Permission to publish

Historic Environment Scotland would like your permission to publish your consultation response.

Information for organisations or communities only:

The option **'Publish response only (without name)'** refers only to your name, not your organisation's or community's name. If this option is selected, the organisation or community name will still be published.

If you choose the option **'Do not publish response'**, your organisation or community name may still be listed as having responded to the consultation in, for example, the analysis report.

Question 5. Please indicate your publishing preference:

(Required)

- Publish response with name
- Publish response only (without name)
- Do not publish response

Key messages

The draft sets out eight key messages which are the principles behind the approach the guidance takes.

Question 6. Please indicate to what extent you agree that each of these statements should be a key message of the guidance.

1. Protecting human life is the primary aim of all fire safety measures.
 - Strongly agree
 - Agree

- Neutral
 - Disagree
 - Strongly disagree
 - Not sure
 - No view
2. Fire safety measures support the long-term survival of historic buildings and help to keep them in use.
- Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
 - Not sure
 - No view
3. Cultural significance is an important consideration when implementing changes for fire safety in a historic building. Adverse impacts on cultural significance should be minimised as much as possible.
- Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
 - Not sure
 - No view
4. Decisions on implementing fire safety measures should balance any adverse impacts against the benefits of the long-term protection of the building and its cultural significance.
- Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
 - Not sure
 - No view

5. Cultural significance is a key consideration when considering responses when a building has been damaged by fire.
- Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
 - Not sure
 - No view
6. Historic buildings can have additional fire risks – sometimes they are vulnerable to fire in ways that modern buildings are not.
- Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
 - Not sure
 - No view
7. Changes to historic buildings must be carefully considered, and there may be specific permissions needed.
- Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
 - Not sure
 - No view
8. Historic buildings can be complex, and specialist technical advice is often necessary.
- Strongly agree
 - Agree
 - Neutral
 - Disagree
 - Strongly disagree
 - Not sure
 - No view

Are there any key messages that we have missed out or should change?

Scope and approach

This guidance aims to cover fire safety measures and also responses to situations where buildings have been damaged by fire.

It focuses on considering impacts on cultural significance, in line with the approach set out in the [Historic Environment Policy for Scotland](#). It also identifies relevant policy from the [revised draft of National Planning Framework 4](#).

Where relevant, the guidance identifies further information relating to listed building consent and planning permissions.

Question 7. Do you agree with the scope and approach of the guidance?

- Yes
- No
- Not sure

Please give any comments below.

Question 8. To what extent do you agree with the following statements:

The guidance identifies relevant policy considerations and how they apply to decision-making.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Not sure
- No view

The guidance sets out a clear approach to making decisions on works for fire protection.

- Strongly agree

- Agree
- Neutral
- Disagree
- Strongly disagree
- Not sure
- No view

The guidance sets out a clear approach to making decisions on works when a building has been damaged by fire.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Not sure
- No view

The guidance is clear on the need for consents and how to approach this.

- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Not sure
- No view

Do you have any other comments on how the guidance interprets policy and the need for consents?

Usability and clarity

The guidance does not go into detail about best practice in fire safety but aims to be a first reference point.

Question 9. Having read the guidance, how confident are you that you understand:

Who to speak to if you need advice on fire safety works to a building.

- Very confident

- Somewhat confident
- Neutral
- Not confident
- Don't know

Where to get more detailed advice on fire and historic buildings.

- Very confident
- Somewhat confident
- Neutral
- Not confident
- Don't know

How to find out if you need planning permission or other consents.

- Very confident
- Somewhat confident
- Neutral
- Not confident
- Don't know

Where to find national policy on the historic environment.

- Very confident
- Somewhat confident
- Neutral
- Not confident
- Don't know

Where to find other relevant guidance for decisions affecting the historic environment.

- Very confident
- Somewhat confident
- Neutral
- Not confident
- Don't know

Where to find more information on understanding cultural significance.

- Very confident
- Somewhat confident
- Neutral
- Not confident
- Don't know

Climate response

In all of our guidance, we aim to identify issues that relate to the climate emergency. This includes climate adaptation and mitigation measures. We think that the section of the guidance called 'Demolition' is particularly relevant to this topic.

Question 10. We think that the section of the guidance called 'Demolition' is particularly relevant to climate mitigation and adaptation. Do you have any comments on how we have covered this?

Question 11. Are there any other areas of the guidance where we should highlight issues around climate response or inclusion?

Inclusion and accessibility

In our guidance we aim to identify any specific areas where decisions should focus on issues of equity, diversity and inclusion. The 'Emergency plan' section of the document specifically talks about accessibility. You can read this section in full below.

Question 12. Do you have any comments on how the 'Emergency plan' section of the document we have covers accessibility?

Question 13. Are there any other areas of the guidance where we should highlight issues around climate response or inclusion?

Question 14. We tried to use language that is clear and accessible in this document. To what extent do you think we have achieved this?

- Very well
- Well
- Neutral
- Badly
- Very badly

- No view

What could we improve? Please add your suggestions here.

Case studies

Because the guidance does not go into technical detail on fire safety, we think there is the opportunity to give more information via case studies. This would allow us to identify best practice examples.

We have already taken this approach to support our guidance on [Use and Adaptation of Listed Buildings](#).

Question 15. Do you have any comments on the principle of supporting the guidance with case studies?

Question 16. Please order these potential topics for case studies according to how important you think each would be. (1= Most important, 8 = least important)

- Writing and using a conservation plan
- Monitoring or enhanced detection for a building not in use
- Fire Risk Assessment
- Emergency plans and increasing accessibility
- Escape routes – creating a new exit or stair
- Compartmentation using existing walls, ceilings or doors
- Identifying and installing an appropriate automatic suppression system
- Restoration or partial reinstatement of a building damaged by fire

Do you have any suggestions for examples which would make a good case study? Please give details here.

Question 17. If you have suggested a case study, please provide your email address so that we can contact you for further information.

Anything else?

Question 18. Do you have any other comments or feedback on the draft guidance?

Question 19. This guidance note is part of a series, are there any other policies or issues that you think would benefit from similar guidance in the future?

Question 20: Would you be interested in being informed of other consultations on guidance notes that are part of the Managing Change series? If so, please provide your email here.

Almost done...

You are about to submit your response. By clicking 'Submit Response' you give us permission to analyse and include your response in our results. After you click Submit, you will no longer be able to go back and change any of your answers.

If you provide an email address you will be sent a receipt and a link to a PDF copy of your response.