



The Scottish Parliament
Pàrlamaid na h-Alba

Local Government, Housing and Planning Committee

Mairi McAllan
Cabinet Secretary for Housing
Scottish Government

19 November 2025

Dear Mairi

Building (Scotland) Amendment Regulations 2025 SSI 2025/312

This instrument has been referred to the Committee for our consideration.

We have received a [letter from the Royal Incorporation of Architects in Scotland \(RIAS\)](#) expressing concerns about the threshold within the regulations for requiring that fire suppression systems should be installed in traditional buildings converted for hotel use.

The RIAS' view is that the threshold must be based on the number of rooms *capable* of providing sleeping accommodation, to ensure that it covers the potential use of a room, rather than current use. They provide the example of a two-room suite where the second room might fall outside of the requirement but contain a bed-settee, therefore putting the occupants at risk.

I would be grateful for clarification from the Scottish Government on whether this issue was considered during the development of the regulations, and the rationale for using the threshold as drafted.

We would be grateful for a response by Wednesday 26th November at the latest.

Yours sincerely,

Ariane Burgess MSP
Convener