



# **Fire Safety Advice for Landlords**

Section 18(2) of the Fire Services Acts 1981 and 2003 places a responsibility on the person having control of a building to prevent fires and to ensure the safety of occupants in the event of fire breaking out in the building

As a person having control of residential accommodation, it is advised that you arrange a fire safety assessment of your building(s) to be carried out by a specialist in Fire Safety. You should review your premises to ensure that you are meeting your statutory obligations regarding fire safety, with the emphasis on life safety.

The following is applicable;

- Fire Detection and Alarms Systems to give early warning of fire
- Emergency lighting to enable safe evacuation
- Prevention of fire through control of ignition sources, for example periodic inspection testing of fixed installations and (*Portable Appliance Testing*) PAT Testing
- Keeping all escape routes free from storage of any kind
- Having a plan in place for evacuation in the event of fire or alarm, including assistance for those that need it and calling for fire service assistance. Engage with occupants to ensure they fully understand the emergency fire procedures in the building
- Practicing putting the evacuation plan into action
- Check that all apartment doors, and doors that open onto escape corridors and stairways, are fire-resisting and effectively self-closing
- Check all walls that separate places of special fire risk (e.g. switchgear rooms and plant) from escape routes to ensure there are no obvious routes for fire or smoke spread (for example, holes where services, such as pipes and cables, pass through walls)
- Check that any smoke control systems are operating correctly

A Fire Safety Register for your premises should be established in accordance with the DoE "Guide to Fire Safety in Flats, Bedsits and Apartments";