As a landlord you must

Just like employers, landlords have certain legal obligations when it

comes to fire safety and protection of their properties and the safety

of people who reside in their premises. However, it is not as simple

as ensuring there is a couple of fire extinguishers to hand – fire

safety largely depends on the potential risks and the different types of

buildings can cause confusion. For example, a building that is used for

a single tenancy will differ to one which is shared across commercial

and residential lettings.

Legislation requires that landlords carry out fire risk assessments in

all areas of their properties. This process will identify any fire hazards

and who is at risk and decide if anything needs to be done to remove

or reduce that risk.

Private sector landlords are required to have at least one smoke

alarm installed on every storey of their properties and a carbon

monoxide alarm in any room containing a solid fuel burning appliance

(e.g. a coal fire, wood burning stove). After that, the landlord must

make sure the alarms are in working order at the start of each new

tenancy.

NB- There are responsibilities on premises that have no landlord- e.g.

4 flats with common area, lease or freehold. The flat owners are jointly

‘responsible persons’ and need to ensure legislative requirements are

met and maintained.

What does a Fire Risk Assessment Contain?

If you are the responsible person (Owner occupier or agent), you

must make sure you carry out a fire-risk assessment, although you

can secure a competent person to do this on your behalf. However,

you will still be responsible, in law, for meeting the requirements of the

legislation.

There are 5 steps to completing a fire risk assessment; you can also

seek guidance from the government’s booklet, a short guide to making

your premises safe from fire <https://www.gov.uk/government/publications/making-premises-safe-from-fire-short-guide--2>

**1. Identify fire hazards**

• Source of ignition.

• Sources of fuel; and

• Sources of oxygen.

**2. Identify people at risk**

• People in and around the premises; and

• People who are especially at risk.

**3. Evaluate, remove or reduce, and protect from risk**

• Evaluate the risk of a fire starting.

• Evaluate the risk to people from a fire.

• Remove or reduce fire hazards.

• Remove or reduce the risk to people from fire.

• Protect people by introducing fire precautions.

**4. Record, plan, inform, instruct and train**

• Record any major findings and action.

• Discuss and work with other responsible people.

• Prepare an emergency plan.

• Inform and instruct relevant people.

• Provide training.

**5. Review**

• Review your fire risk assessment regularly.

• Make changes where necessary.