

# Fire Safety Guide for Landlords

The following guide has been put together using advice from LACORS which tries to manage the relationship between the Housing Act 2004 and the Regulatory Reform (Fire Safety) Order 2005.

**‘It is paramount to make residential buildings safe from fire’**

The following examples show differing property types and the fire safety measures that should be implemented to reduce the hazard of fire.

This document should be used as guidance. Please note that the Local Authority may ask for additional measures depending on the following;

- The particular hazards identified within the property
- The make-up and numbers of persons living in the household
- The lay out of the property

## **General Principles of Fire safety**

- The escape route **MUST** be kept free of obstructions and flammable items
- Smoke detectors/alarms are interlinked and give early warning of a fire before it becomes a danger
- Escape windows provide a secondary emergency escape route from the first floor (floor level not more than 4.5m from the ground)
- Fire doors and fire resisting construction keep smoke and fire out of the escape route
- The final exit door leads to a place of safety

**‘Everyone involved has an interest to ensure that the risk of fire is reduced’**

The examples below demonstrate what the Local Authority would recommend in regards to each particular property type;

### **Single Household – Occupancy of no more than two storeys**

- No requirement for full 30 minute protected route BUT the escape route should have sound, conventional construction and should not pass through risk rooms
- No requirement for fire doors BUT sound, well-constructed and close fitting conventional doors are required
- Walls and floors should be of sound, conventional construction
- Grade D, LD3 system – Interlinked mains wired smoke alarms with integral battery backup located in the escape route at all floor levels. Additional interlinked smoke alarms with integral battery back up in any cellar
- It is good practice to provide a fire blanket in the kitchen

### **Single Household – Occupancy of three or four storeys**

- No requirement for full 30 minute protected route BUT the escape route should have sound, conventional construction and should not pass through risk rooms
- No requirement for fire doors BUT sound, well-constructed and close fitting conventional doors are required
- Walls and floors should be of sound, conventional construction
- Grade D, LD3 system – Interlinked mains wired smoke alarms with integral battery backup located in the escape route at all floor levels. Additional interlinked smoke alarms with integral battery back up in any cellar
- It is good practice to provide a fire blanket in the kitchen

NB where construction standards are poor, travel distances are long or other higher risk factors are present, a 30 minute protected route may be required.

***For any further information please contact Housing and Communities on 01427 676676 or [enforcement@west-lindsey.gov.uk](mailto:enforcement@west-lindsey.gov.uk)***