

FIRE & SAFETY SPECIALISTS

Fire Risk Assessments and Health & Safety Compliance



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 will be required from 1 October 2015 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.

What Legislation applies to you?

Fire safety within the home is an extremely important issue, especially in mixed use premises and where unrelated occupiers, who live independently from one another, share common areas of the same building.

This area of law is covered by the Housing Act 2004 and the Smoke and Carbon Monoxide Alarm (England) Regulations 2015 inside the dwelling and for the common areas, the Regulatory Reform (Fire Safety) Order (2005).

All landlords have legal obligations as regards fire safety

At the very least you should ensure that there is an adequate means of escape in case of fire, and landlords of shared and Houses in Multiple Occupation (HMO) properties will have additional obligations, both under the Regulatory Reform (Fire Safety) Order (2005), Smoke and Carbon Monoxide Alarm (England) Regulations 2015 and the Housing Act 2004.

Legislation creates a legal entity known as the “responsible person”.

So if you are the owner, manager, agent or even own a flat within a block ‘you will need to check’ if **YOU** are the responsible person.

If a person has a contractual or tenancy obligation for the maintenance, repair of safety of a premises they can be regarded as a person in control of the premises and therefore acquire responsibility relating to the extent of their control.

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It has to be understood that the 'responsible person' has an absolute duty to comply with legislation. The responsible person has to 'get on with it' without waiting for a prompt or direction from the enforcing authority. As in health and safety legislation, ignorance will be no defense for non-compliance.

You must carry out a Fire Risk Assessment and Health and Safety review for each property you rent out

No particular system or method of fire risk assessment is mandatory; instead the Fire Safety Order concentrates on achieving satisfactory outcomes. The objective is to identify and evaluate all fire risks to which 'relevant people' are exposed and create a 'suitable and sufficient' fire risk assessment.

The overall aim of a fire risk assessment is to reduce the likelihood of fire, limit the spread of fire, and ensure that people know about a fire and can escape.

A fire risk assessment should systematically identify all fire related hazards within the premises and evaluate how those hazards may adversely affect the building and its occupants. It should identify the level of risk that those hazards may present and also identify suitable control measures for any significant findings. It is often best done by a fire safety professional, particularly if you have HMO properties or a large portfolio.

FiresafetyCHX® Services

**Health and Safety Audits,
Fire Risk Assessments/Fire Management,
Health and Safety Policies,
Management Systems & Procedures,
Hazard Management & Risk Assessments
CDM/Method Statements,
Site Procedures, Construction Health and Safety,
Environmental Surveys
Risk Studies,
COSHH,
Manual Handling,
Asbestos Management,
Emergency Response and Management,
Training Courses,
Supply of Safety Equipment and clothing
General Technical Support & Site Manpower,
Equipment and Area Inspection,
Local Council and Government Submissions & Approvals
Legislation Compliance,
Accident Investigation & Expert Witness**

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Experience

Firesafetychx® has carried out over 3000 reviews of common parts buildings, offices and leisure locations, sports clubs, businesses, golf clubs, gyms etc. We have identified the fire risks and completed safety audits and worker hazards assessments. Main attention is paid to escape plans and procedures for addressing emergencies. Firesafetychx® carry out building FRA's to identify all high rise building hazards using technical proformas. Particular issues maybe cladding and means of escape as well as the need for early warning detection and in some cases sprinkler systems.



Software

We operate an online management tool designed to ensure the following;

- Access to all property Health and Safety Data-Per Site
- Legal Compliances and Dates
- All FireRisk Reports
- All Risk Assessment Reports
- All Annual Check Reports
- All Date triggers for further reviews
- Open Remedial Actions
- Current Work scopes and progress
- General Technical Support
- Costs/Expenditures/Savings
- Health and Safety Legal Updates