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# **Fire Safety**

## **Houses in Multiple Occupation**

Watch Manager Kevin Caulfield  
Watch Manager Sam Crossley MiFireE



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## Legislation.

- Housing Act 2004- Regulated by Local Authorities
- Regulatory Reform (Fire Safety) Order 2005- Regulated By North Yorkshire Fire & Rescue Service
- Both City of York Council (CYC) and North Yorkshire Fire Service work closely together on fire safety advice and guidance.

# When will your premises have a fire safety audit



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## Fire Service

- After a complaint on fire safety
- After a fire
- When scheduled fire safety audit is due

## CYC

Complaint from tenant

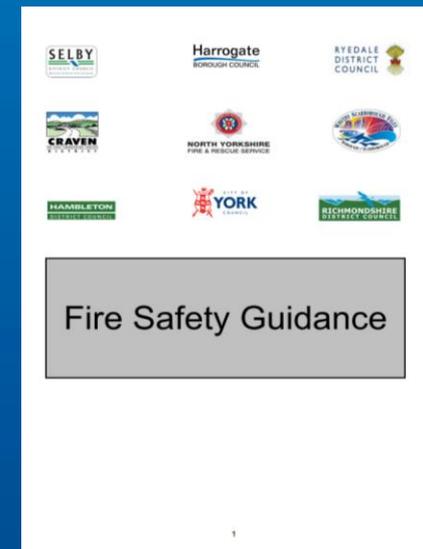
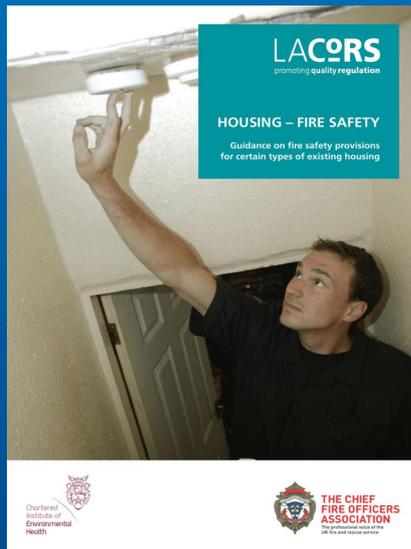
Visit will be made based on risk within five years of the licence being issued.

# Available Guidance



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- LACORs
- Fire Safety Risk Assessment Sleeping Accommodation
- Fire Safety Guidance for Homes in multiple occupation
- More guidance is available



- Free to download at [www.northyorksfire.gov.uk](http://www.northyorksfire.gov.uk)



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# Responsible Person

Who is the person responsible for Fire Safety at your premises?

Responsible person means:

“the person who has control of the premises in connection with the carrying on of a trade, business or other undertaking”. In practice this will usually be the landlord, but in the case of absentee landlords where the “carrying on of the business” is undertaken by a managing agent the managing agent will have some responsibility,

But as the landlord you will have ultimate responsibility.

# Fire Risk Assessment (FRA)



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The 'Responsible Person' is required by law to conduct a FRA to establish the suitable fire precautions required. It's best practice to have a written down FRA . The FRA will consider aspects such as:

- ✓ Fire alarm
- ✓ Emergency lighting
- ✓ Fire doors.  
(we are going to talk more about fire doors)
- ✓ Fire extinguishers
- ✓ Evacuation procedure
- ✓ Emergency signage
- ✓ Suitable door locks on final exit doors
- ✓ Fire Risk Assessment should be reviewed every year.





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# A Guide to Choosing a Competent Fire Risk Assessor

How to find a competent fire risk assessor?

It is important that the person who carries out the fire risk assessment is competent. There are two principal methods by which people can demonstrate their competence;

- Professional Body Registration schemes  
e.g. The Institution of Fire Engineers IFE, IFSM.
- Certification by a accredited Body.

[Landlord responsibilities](#)

[Choosing a Competent Fire  
Risk Assessor](#)



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## Do you know your building's evacuation plan?

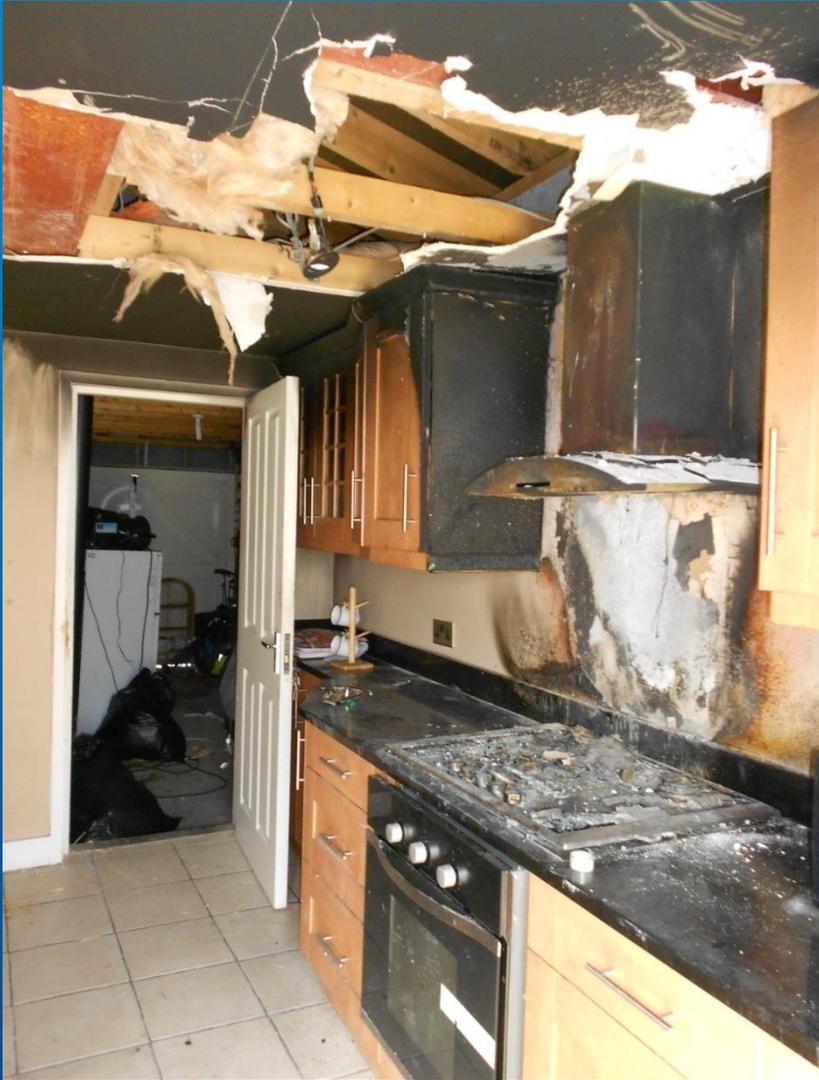
- **Full Evacuation** – When the alarm sounds get everyone in your property out of the building, using emergency fire exit routes provided which lead to a place of ultimate safety.

# Preventing fires, cooking appliances



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Induction/electric hobs

Timer cut offs

Fire Suppression systems



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## Fire Detection

Three main types:

- Grade A
- Grade D
- Grade F

# Grade A



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Fire Alarm System  
Weekly local test & 6 monthly  
service by a competent person

Grade D



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## **Automatic Fire Detection. To BS5839-6 2019**

Grade D: a system of one or more mains-powered interlinked smoke (or heat) alarms each with integral battery standby supply.

These are designed to operate in the event of mains failure

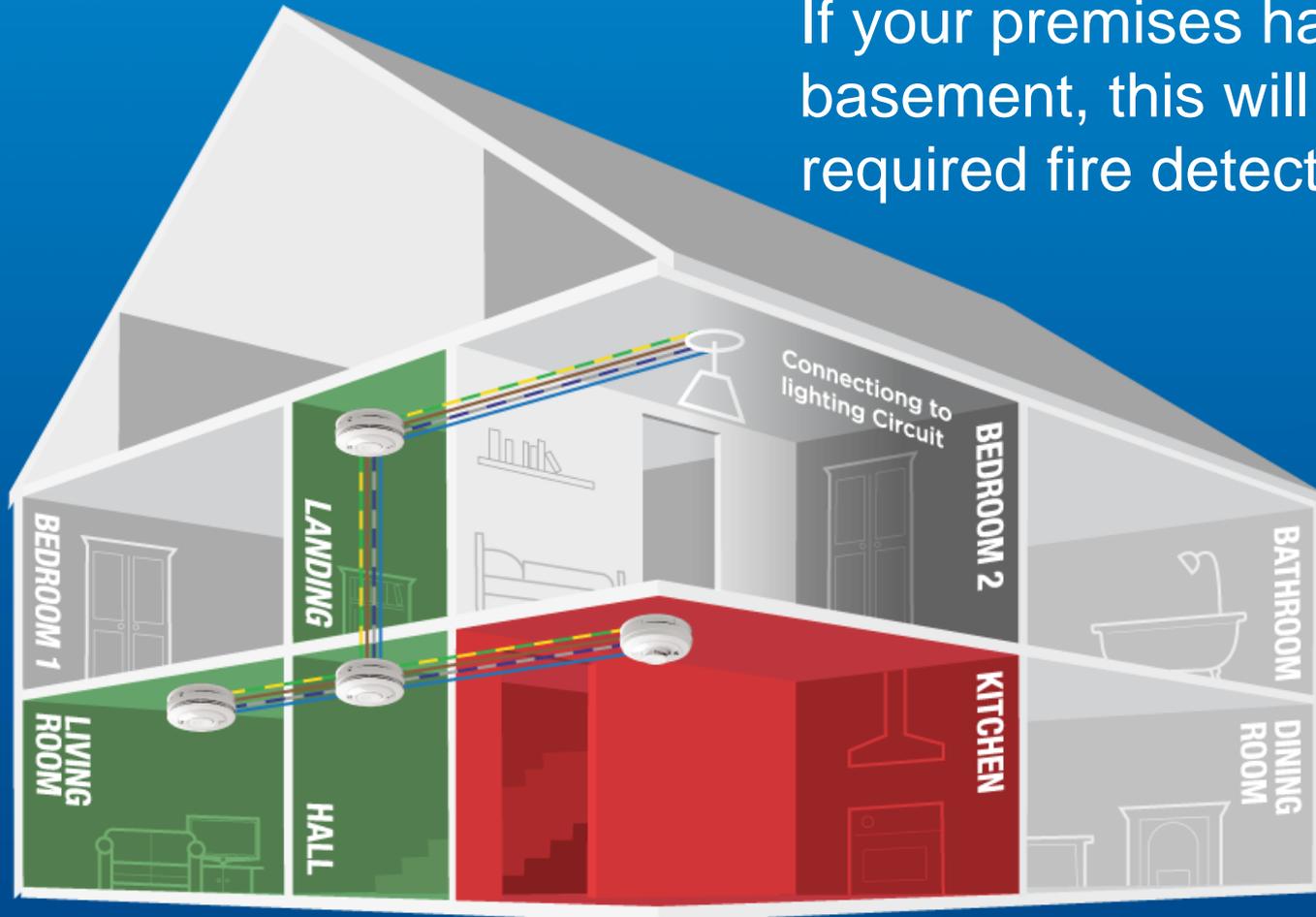
There is no control panel

# Grade D



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If your premises has a basement, this will also required fire detection.





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## Grade D maintenance

Fire Alarm System

Monthly local test & 6 monthly service by a competent person

Monthly local test should be recorded.



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# Grade F

## Battery only smoke detectors

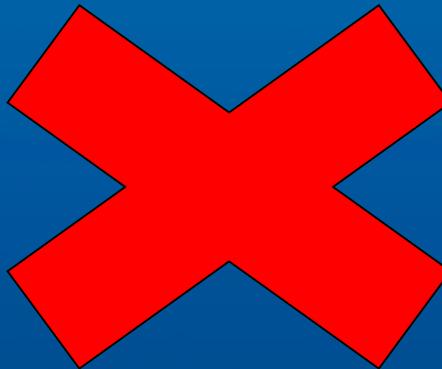




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## Automatic Fire Detection

Grade F: a system of one or more battery-powered only smoke alarms. These are not suitable in HMO's (Any property of 3 people or more who are unrelated)





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## Maintenance guidance

### Fire Alarm System

- Monthly local test & 6 monthly service by a competent person

### Emergency Lighting

- Monthly local test
- Annual discharge test & service by a competent person

### Firefighting equipment

- Annual inspection
- Self-Maintenance Extinguishers (with 10 year warranty) Replace the extinguisher after 10 years.



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## Management of Fire Safety

Regular management of any fire safety precautions may include:

- Servicing of fire alarms
- Maintenance of fire doors
- Servicing of emergency lights
- Servicing of fire extinguishers
- Keeping a record of test
- Instructions to tenants on actions to take in the event of fire, e.g. welcome packs.



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**FIRE SAFETY LOG BOOK**

Property / Business Name	
Address Line 1	
Address Line 2	
Village	
Town	
Post Code	
Contact Name 1	
Contact Name 2	

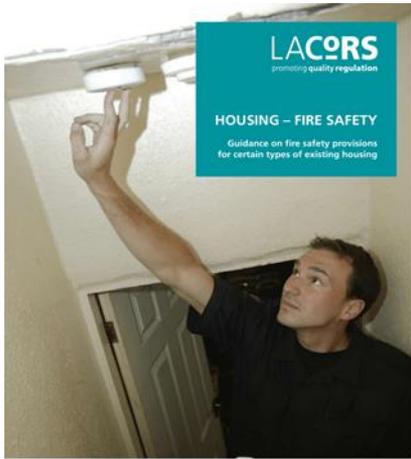
**Please Keep Available**



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**Our free fire safety  
log book**

Free to download at  
[www.northyorksfire.gov.uk](http://www.northyorksfire.gov.uk)



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# Typical 2 storey HMO bedsit requirements



**figure D7: bedsit-type HMO, two storeys**

AFD mixed system. Grade D LD2+  
– see 22

30 minute FD30s fire doors to all  
risk rooms – see 21.3

30 minute fire resisting  
construction throughout escape  
route



Sound traditional construction  
between rooms

Additional grade D non-  
interlinked smoke detector in  
bedsits with cooking facilities

Fire blankets in rooms with  
cooking facilities



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## Video of fire door testing

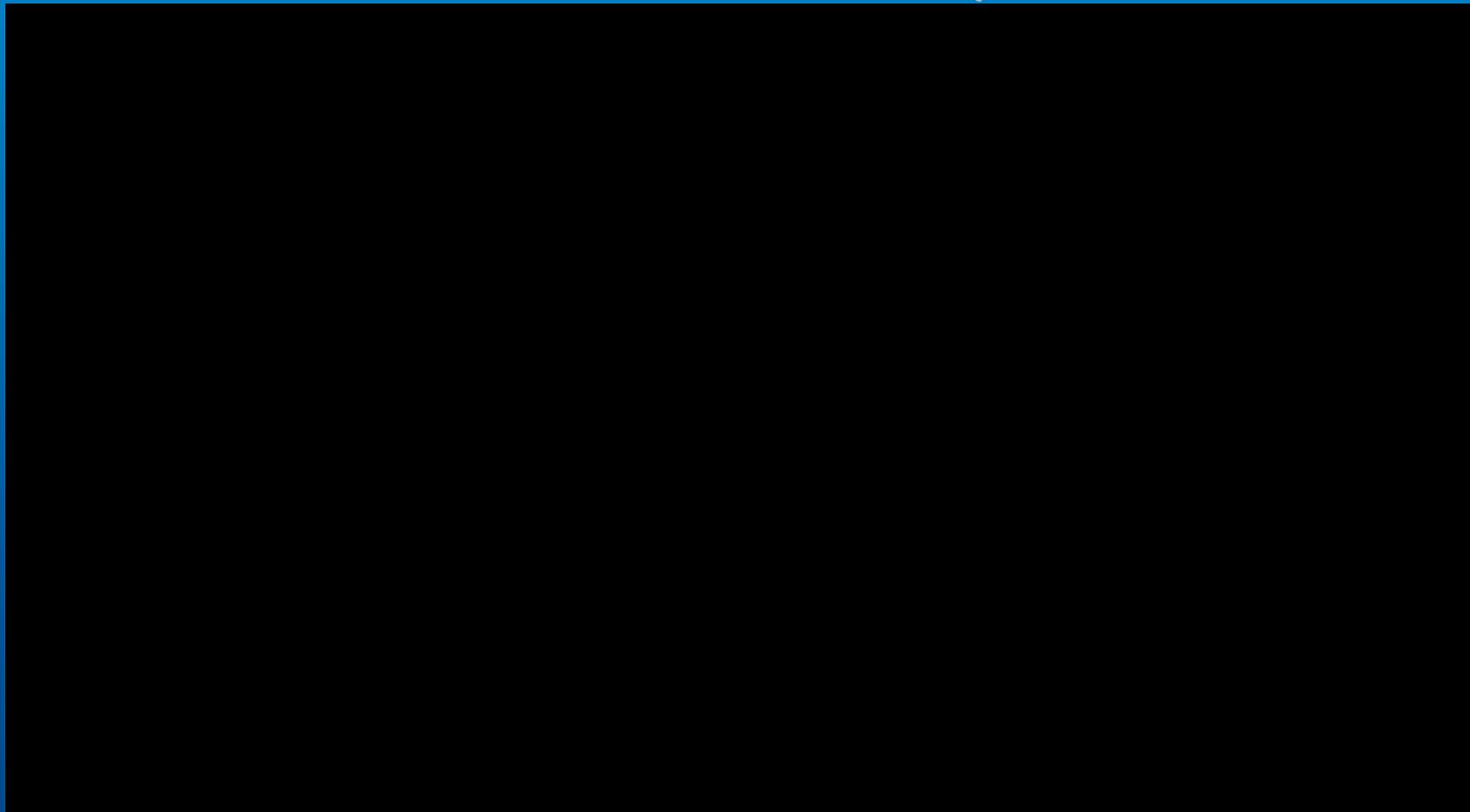
The following video shows three fire doors being tested.

- Door A has incorrect glazing
- Door B is fitted correctly
- Door C has no intumescent strips and cold smoke seals.

<https://www.youtube.com/watch?v=IE8TJTGRxU0>



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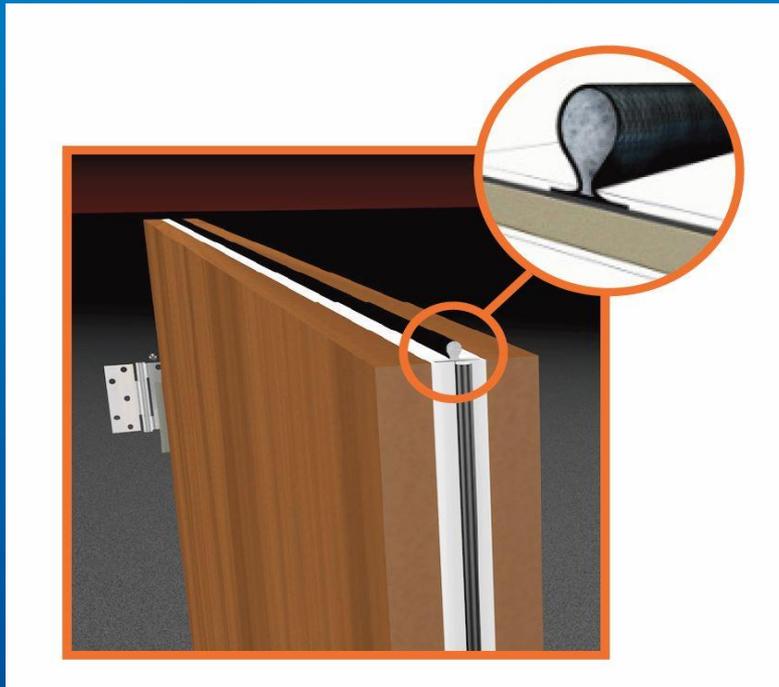
# What is a fire door?

## Intumescent strip and cold smoke seal

## Self closing device



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### Fire Doorset

Complete unit consisting of a door frame and a door leaf



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## What do fire doors actually do?

- Fire doors last longer than normal doors, e.g. wear and tear
- Reducing the damage caused by fire and smoke
- Protecting route of evacuation
- Providing the emergency services with a protected route to access the building
- Protecting users of a building who may have difficulty evacuating quickly.

Fire in a room with non fire door fitted.

Inside the fire compartment



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# Outside of the fire compartment



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## Effect of a Fire with an unsuitable door



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This premises  
was  
unoccupied for  
a year due to  
the fire damage



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## The future- fire safety guidance

What future changes the fire safety guidance ?

At the start of the presentation we talked about legislation

- Housing Act 2004- Regulated by Local Authority
- Regulatory Reform (Fire Safety) Order 2005 (RRO)
- Flats and HMO's may come under one piece of legislation?
- Compulsory installation of sprinklers for new buildings?
- Fire risk assessors requiring minimum qualifications and accreditation?
- Compulsory installation of fire doors.



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## Where to go for further advice?

- City of York Council Housing Standards and Adaptions Team:  
01904 552300
- NYFRS Business Fire Safety Department: 01904 625272
- Scarborough Borough Council Residence Regulation team  
01723 232323.
- [www.northyorksfire.gov.uk](http://www.northyorksfire.gov.uk)
- [www.york.gov.uk](http://www.york.gov.uk)
- [www.gov.uk](http://www.gov.uk)