



**Northern Ireland  
Fire & Rescue Service**

**Protecting Our Community**

## **COMMUNITY INFORMATION BULLETIN NO. 10**

### **Fire Safety Advice for LANDLORDS of Private Rented Properties and Houses in Multiple Occupation (HMOs)**

Northern Ireland Fire & Rescue Service (NIFRS) provides a free Home Fire Safety Check (HFSC) for 'People at Risk'. A HFSC is a visit to the home to offer advice to reduce the risk of fire and ensure the home is fitted with a working smoke alarm.

A property rented to three people who are unrelated to each other, by definition, is an HMO. NIFRS will carry out a HFSC for a tenant in an HMO but will not fit smoke alarms. HMOs are subject to a higher standard of fire safety and audit under The Fire and Rescue Services (NI) Order 2006 and The Fire Safety Regulations (NI) 2010. HMOs that are found not to meet legislative requirements will be referred for NIFRS audit inspection process.

Further guidance for landlords on the appropriate standard of fire safety in HMOs can be found at [www.nihe.gov.uk](http://www.nihe.gov.uk) and at the following link:

[http://www.nihe.gov.uk/hmo\\_fire\\_safety\\_guide.pdf](http://www.nihe.gov.uk/hmo_fire_safety_guide.pdf)

Landlords of private rental properties are required, within reason, to ensure that the property they let is safe and therefore must be able to prove 'due diligence' in a court of law should a fire occur in the property causing injury or death.

NIFRS recommends that the standards of fire safety in private rental properties should be at least equivalent to the current fire safety standards expected in a modern domestic property. Therefore landlords renting a private property should:

- provide working smoke alarms (preferably inter-connected) on each level of the property and detection in the principle habitable room - often considered to be the main living room and a heat detector in the kitchen;
- provide a fire blanket in the kitchen area;
- ensure gas appliances and internal oil fired boilers are checked/serviced annually;
- ensure that CO detectors/alarms are fitted in every room where a fuel burning appliance is installed. Further detectors/alarms should be fitted as per HSE NI guidance available through the following link [www.hseni.gov.uk](http://www.hseni.gov.uk);
- ensure CO detectors/smoke alarms are tested immediately before the property is to be occupied and thereafter tested weekly by the tenant;
- ensure flues/chimneys that are used are swept before the property is to be occupied and regularly thereafter;
- ensure any electrical appliances provided are PAT tested and safe to use;
- ensure that the electrical wiring system (meter box, sockets, light fittings and light switches) in the property has been checked and is safe to use; and
- ensure that any furniture and furnishings provided by the landlord meet The Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended.

Should a fire break out in the property, get out, stay out and get the Fire Service out. Dial 999 and ask for Northern Ireland Fire & Rescue Service.

For further information phone NIFRS HQ 028 9266 4221 or visit [www.nifrs.org](http://www.nifrs.org)



**#STOPfire**