



**Northern Ireland
Fire & Rescue Service**

Protecting Our Community

COMMUNITY INFORMATION BULLETIN NO. 9

Fire Safety Advice for TENANTS in 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.

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.

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.



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

- working smoke alarms (preferably interlinked) situated on every floor of the property which should be tested weekly by the tenant;
- a fire blanket to be provided within the kitchen area;
- gas appliances and internal oil fired boilers to be checked/serviced annually;
- CO detectors/alarms fitted in every room where a fuel burning appliance is installed. Further detectors/alarms should be fitted as per NI HSE guidance available through the following link - www.hseni.gov.uk;
- flues/chimneys that are used to be swept regularly;
- any electrical appliances provided by the landlord to be PAT tested and safe to use;
- the electrical wiring system (meter box, sockets, light fittings and light switches) in the property to have been checked and is safe to use; and
- furniture and furnishings provided by the landlord should meet The Furniture and Furnishings (Fire) (Safety) Regulations 1988 as amended.

Tenants should also be aware of the main causes of fire in the home, have a night-time routine to prevent fires from starting and have a fire escape plan for the property in the event of a fire.

Should a fire break out in the property, get out if safe to do so, stay out and dial 999 and ask for Northern Ireland Fire & Rescue Service.

FOR A FREE HOME FIRE SAFETY CHECK RING 028 9260 0477

For further information phone NIFRS HQ 028 9266 4221 or visit www.nifrs.org   **#STOPfire**