

Testing and inspecting Guide

General

Managers should keep available at the property a fire safety inspection log book. The log should contain details of testing frequencies and be signed and dated for each test.

Carry out tests at time of least risk, notify tenants to avoid false alarm.

Fire extinguishers

- Monthly visual checks for condition and correct positioning
- Annual check by competent engineer, with inspection labelling
- Discharge test at recommended interval
For further information see B.S.5306 current edition.

Fire Alarm and detectors

- Weekly visual check and audible test
- Weekly call point test
- Annual thorough system test and report by a competent engineer
- Annual test of individual detector heads
- For further information see B.S.5839 current edition.

Emergency Lighting

- Monthly visual check of all emergency luminaries
- Six monthly check of battery system and report
- Three yearly test of system by competent engineer
For further information see B.S.5266 current edition.

Notices and signs

- Monthly visual check

- Annual engineer inspection to check conformity with BS5499 and BS2560 current editions.

Fire Drill

For larger HMO's the manager should consider regular unannounced fire drills.

You may wish to obtain the advice from a specialist fire safety engineer or from your local county fire officer on drill procedure.

Fire Certificates

Some properties are required to have a fire certificate issued by the Hereford & Worcestershire Fire Brigade.

In most cases if you have a fire certificate no further measures are required, however if the building use has changed or if the certificate is old the fire safety rules for HMO's may need to be applied.

Useful Contacts

**Wychavon District Council
Property Standards Officer-**
01386 565356

Main Switchboard-
01386 565000
www.wychavon.gov.uk

Hereford & Worcester Fire Brigade-
01905 24454
<http://www.hwfire.org.uk/>

Worcestershire Trading Standards-
01905 765373
www.worcestershire.gov.uk/home/ts-index

**The Council for Registered Gas Installers
(CORGI)-**
01256 372300

A GUIDE FOR LANDLORDS

HOUSES IN MULTIPLE OCCUPATION FIRE SAFETY



If a property has been divided into separate units of accommodation it often referred to as a House in Multiple Occupation (HMO).

In this type of dwelling rates of fire deaths is far higher, up to six times higher for bedsits, than in family or singly occupied dwellings. The risk of fire deaths dramatically increases the higher a building is, we generally regard all property of three storeys and over as higher risk.

The Government has issued legislation and detailed guidance to local authorities for the enforcement of fire safety in HMO's.

If you think you may own a HMO that does not meet the current standards we can provide advice on upgrading works.

If we receive notification of a HMO through a tenant complaint or housing survey we are duty bound to ensure the property meets current standards.

This Local Authority will always try to resolve problems informally but do have powers to enforce safety legislation if required. The following information provides a basic guide to fire safety standards and although we generally only routinely inspect high risk dwellings the standards apply to all properties that are multi occupied.

Basics

- Discourage used of portable gas or liquid heaters
- No unsafe wiring, undertake annual gas checks
- Only provide fire resistant furniture
- Ensure regular maintenance of all fire apparatus and fire alarms
- Keep escape routes free from obstruction
- Provide sensible internal layout
- Install approved fire fighting equipment
- Fire resistant surface finishes
- Property regularly inspected for disrepair.

Minimum Standard for properties up to two storeys

(Usually comprising more than two households or more than four occupants)

- Hardwired interlinked mains powered smoke detectors to common areas and in some cases bedrooms
- Walls, ceilings, and partitions 30 minute fire resisting construction
- Protected escape route from bedrooms
- Fire doors with self closers
- General-purpose 13A rated fire extinguisher in hall way, dry powder extinguisher and fire blanket in the kitchen.

Minimum standard for properties three storeys and over

- Automatic fire and smoke detection system including call points to protect kitchens, living, and common areas
- Walls ceiling and partitions minimum 30 minute fire resisting construction
- High risk areas 60 minute fire resisting construction
- Protected escape route for bedroom and self contained flats
- Fire doors with self-closers to all bedrooms and escape route
- Emergency lighting
- Multiple escape routes and maximum travel distances may apply
- General-purpose 13A rated fire extinguishers on each floor and dry powder extinguisher and fire blanket in each kitchen
- Fire safety notices and signs.

Further leaflets:

Rented Property Guide
Houses in Multiple Occupation
Gas Safety for Landlords
Empty Homes