



## Homes in Multiple Occupation (HMO) Fire Door Safety Information Sheet

To support Fire Door Safety Week, Daventry District Council have put together an information sheet for Landlords of, and tenants living in Homes of Multiple Occupation (HMOs).

### Did you know?

- About 200 people a year die in accidental fires in the home in the UK.
- Faulty electrics (appliances, wiring and overloaded sockets) cause around 6,000 fires in the home each year.
- Two fires a day are started by candles.
- Around half of home fires are caused by cooking accidents.
- Every six days someone dies from a fire caused by a cigarette.
- About two fires a day are started by heaters.
- 59% of tenants don't know who the "responsible person" for their building is. If you are a landlord or building owner, you need to make sure your tenants know who they can report any fire safety concerns to.
- If you live in a HMO, you are six times more likely to die in a fire rather than a single family house. And 16 times more likely if the building is three or more storeys.
- You're four times more likely to die in a fire if you don't have a smoke alarm that works.

### What's a fire door?

A fire door is a safety device that is a mandatory requirement in every commercial, public or House in Multiple Occupation (HMO).

### What's the purpose of a fire door?

In the event of fire, a fire door is designed to delay the spread of fire and smoke; protecting lives and property.

When a fire happens, a properly installed and well maintained fire door will contain the fire and buy time. It is the compartmentalisation of fire through the correct specification and installation of well-maintained fire doors that buy us time, creating safe refuge and a protected route for the emergency services to come to our aid.

We rely on fire doors working correctly in the event of a fire by providing crucial protection within a building such as escape routes (stairs and corridors) and places of relative safety, and in separating different fire hazards in a building.

To save lives, a fire door must be fitted correctly and work correctly.

## Why is a Fire Door Important?

- A fire door ensures that should a fire break out, it can be contained in a “compartment”. This keeps the fire and smoke trapped for a defined period, allowing time for people to get out and make the fire easier to tackle.
- It will not fulfil this function if damaged or propped open.

## How to identify a fire door

- Signs that might indicate a fire door include things like a blue ‘Fire Door’ or ‘Keep Closed’ sign, door closers, intumescent or smoke seals around the edge of the door or the frame.
- In blocks of flats, the external door to a flat invariably should be a Fire Door, this protects the common areas from spread of flame and smoke. Other locations will depend on the risk assessment and fire plan of the buildings; internal doors could well be fire doors depending on the size of the apartment and distance from the flat entrance door.
- All fire doors are fire rated. Some are FD30 (providing 30 minute protection), FD60 (60 minute protection) or higher. There is usually a certification mark (a label or plug) on top of the door if it is a Fire Door



## How to inspect and maintain a fire door:

- Fire doors should be checked regularly, and the more they're used the more frequently they should be checked.
- Anyone can spot a dodgy fire door (see the **5 Step Check** PDF on the website). But if you have legal responsibility for fire safety it's highly recommended that you call in a professional.
- Create a maintenance checklist and schedule for checking all doors in the building.
- Only ever replace damaged components with like-for-like. Check the fire certificate. A trained person should be responsible for this maintenance work.

## Tenant responsibilities:

- Make sure you check that fire doors are fit for purpose, do the **5 Step Fire Door Check**.
- Not under any circumstance should you wedge fire doors open, especially at night. If the fire door is wedged open, in the event of a fire it will not serve its intended purpose to hold back fire and smoke.
- If you have seen a dodgy fire door it's crucial that you report it to your landlord straight away.

## **How to install a fire door properly:**

- Fire doors are not ordinary doors. They're a carefully engineered fire safety device. They must be fitted correctly by a competent installer.

## **Landlords' obligations to keep your home safe from fire:**

Landlords have a responsibility under the Regulatory Reform (Fire Safety) Order 2005 (FSO) to ensure that their properties and tenants are safe. The "responsible person" has a legal responsibility under the FSO and can be prosecuted if they do not fulfil their duties. The responsibility extends to the requirement for a fire risk assessment in all non-domestic buildings, including the common parts of flats and Houses of Multiple Occupation (HMOs). The state of Fire Doors falls within this and is given specific reference in the FSO.

- If you live in privately rented accommodation or shared accommodation, your landlord has to meet certain safety obligations under the law. This includes making sure all gas and electric appliances are safe and in good working order.
- Your landlord must ensure that the property has at least one working smoke alarm on every level of your home used as living accommodation.
- Gas appliances must be checked by a Gas Safe registered gas fitter every year.
- Electrical appliances must carry the British Safety Standard sign.
- Your landlord must also ensure furnishings are fire resistant and meet safety regulations if supplied.
- Your landlord must show you safety certificates so you can see when gas and electrical appliances were last checked.
- Your landlord must ensure a working carbon monoxide alarm is present in all rooms that contain a solid fuel burning appliance and are used as living accommodation. Landlords must test these and the required smoke alarms to ensure they work.

**If you are worried your landlord isn't doing enough to ensure your safety contact Daventry District Council Environmental Improvement:**

### **For more information:**

[www.daventrydc.gov.uk](http://www.daventrydc.gov.uk)

[environmentalimprovement@daventrydc.gov.uk](mailto:environmentalimprovement@daventrydc.gov.uk)

Report a suspected Home of Multiple Occupation: 01327 302288.

### **For more information about Fire Door Safety Week visit:**

<https://www.firedoorsafetyweek.co.uk>