

FIRE SAFETY

IN SHARED OR RENTED ACCOMMODATION



**FIRE
KILLS**

**YOU CAN
PREVENT IT**

Did you know?

- About 200 people a year die in accidental fires in the home.
- Not having a working smoke alarm makes the risk of dying in a fire at least four times greater.
- 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.

This leaflet has been put together for people in shared or rented homes who are at greater risk from fire. The advice and tips provided here supplement our main *Fire Safety in the Home* leaflet.



Landlords' obligations to keep your home safe from fire

- If you live in privately rented 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 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.
- Your landlord must show you safety certificates so you can see when gas and electrical appliances were last checked.
- Your landlord must ensure a 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 on the first day of the tenancy.

If you are worried your landlord isn't doing enough to ensure your safety contact the environmental health officer at your local council for advice.

Make sure you recognise these symbols – they show your appliances and furnishings are safe



Electrical items



Gas fitting and repair



Soft furnishings

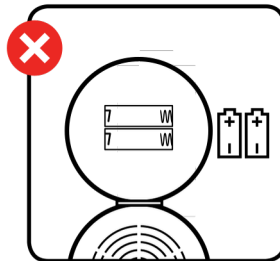
Smoke alarms save lives

Landlords must provide smoke alarms but you, the tenant, are personally responsible for making sure they continue to work after the initial test.

- Test your smoke alarms every month. If any of your smoke alarms have a one year battery, make sure it is changed every year. Only take the battery out when you need to replace it.
- Your local fire and rescue service may be able to visit your home and check it for risks. Contact them for further information (not 999).



**Fit smoke
alarms**



**Never remove
batteries**

Be extra careful with electrics

**Avoid overloading sockets.
Keep to one plug per socket.**

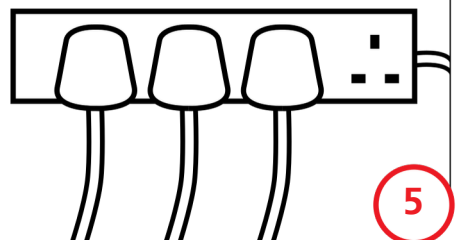
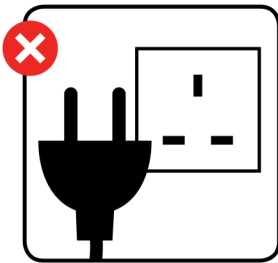
- Use a proper adaptor when using a non UK electrical appliance. Never put two prong plugs into three prong sockets.
- Don't use heaters for drying clothes and keep them a safe distance away to avoid them catching fire.
- Inform your landlord immediately if you are concerned about the electrics in your property. If you notice burn marks around plugs or cables for example.
- Don't fix faulty electrics yourself. Inform your landlord or call a qualified electrician.

An extension lead or adaptor will have a limit to how many amps it can take, so be careful not to overload them to reduce the risk of fire.

Appliances use different amounts of power – a television may use a 3 amp plug and vacuum cleaner a 5 amp plug for example.

Know the limit!

$$\begin{array}{cccc} 5 & + & 5 & + & 3 & = & 13 \\ \text{AMP} & & \text{AMP} & & \text{AMP} & & \text{AMP} \end{array}$$



Stay safe with candles and cigarettes

Make sure cigarettes are put out properly after you have finished with them.

- Be extra careful if you have been drinking alcohol or taking medication which may make you drowsy.
- Be careful with candles and tea lights. Avoid placing them on or near materials that could burn or catch fire – like curtains.



**Put them out.
Right out!**

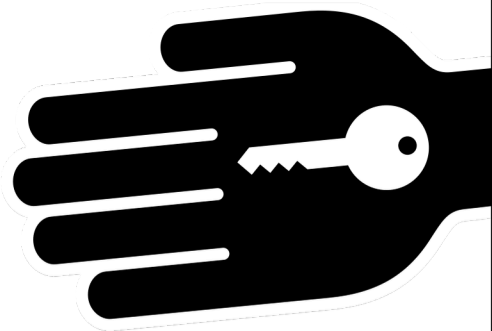
Plan an escape route

Plan an escape route and make sure everyone knows how to escape. It could save your life.

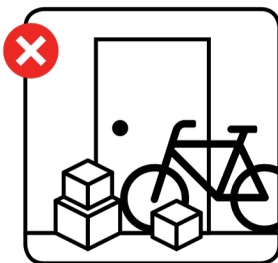
- Establish where the fire exits and alarms are if you live in a large or high level building.
- Count how many doors you might need to go through to escape. It can be hard to see in smoke and you might become confused about where you are.

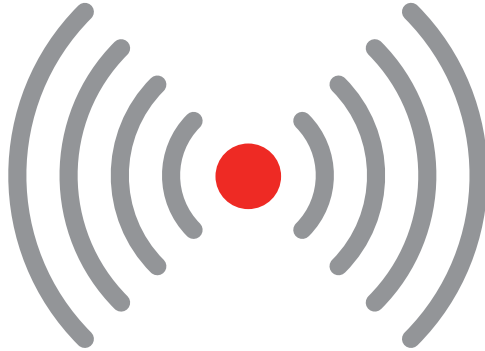
- Keep all exits clear, even communal areas.
- Keep fire doors closed. They help to slow down the spread of fire and will give you extra time to get out.

Keep door and window keys where everyone can find them



Plan an escape route





SMOKE ALARMS
SAVE
LIVES

For more information on
general fire safety visit
www.facebook.com/firekills

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When visiting properties or carrying out inspections, please be mindful of the guidance surrounding the storage and charging of E-bikes and E-scooters (Electric Powered Personal Vehicles – EPPVs) within student accommodation.

Under the Regulatory Reform (Fire Safety) Order 2005, the Responsible Person is required to reduce fire risks so far as is reasonably practicable and to ensure that escape routes remain available and safe at all times.

Current national guidance from the National Fire Chiefs Council (NFCC), supported by fire and rescue services across the UK, advises that:

- E-bikes and E-scooters must not be stored in protected escape routes, including corridors and stairwells.
- EPPVs must not be charged within escape routes or communal circulation areas.
- Only manufacturer-approved chargers should be used.
- Devices should not be left charging unattended, particularly overnight.

The primary risk associated with these devices relates to lithium-ion batteries. In the event of failure, these batteries can ignite rapidly, generating intense heat and toxic smoke. Fires of this nature can quickly compromise escape routes, significantly increasing the risk to residents.

While it may not be practical to prohibit residents from owning EPPVs, it is both reasonable and in line with national guidance to prohibit their storage and charging within escape routes. This position should be reflected within the Fire Risk Assessment.

Where breaches are identified during visits or inspections, existing management controls must be applied. These include arranging re-inspections and issuing written communication to tenants clearly detailing the breach and the required remedial action.

Please ensure this guidance is considered during all property visits and inspections.