

Have you been given the right fire safety facts?



GIVING YOU THE FACTS ABOUT FIRE DOOR SAFETY



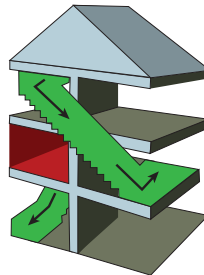
Fire Doors in Houses of Multiple Occupancy (HMO)

Fire Doors in Houses of Multiple Occupancy (HMO) – Factsheet and checklist for tenants



1. What is a House of Multiple Occupancy (HMO)?

It's a house where there are multiple tenants, living as multiple separate households, but with shared facilities like toilet, bathroom or kitchen facilities. An HMO may include houses that are converted into flats, hostels, managed or sheltered accommodation, purpose built multi-storey buildings and flats above shops.



3. Where will I find fire doors in an HMO?

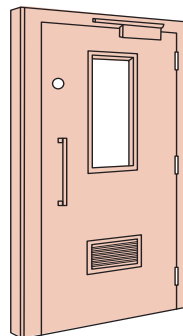
All the doors that protect the means of escape route will be fire doors, fitted with door closers and cold smoke seals.

Fire doors create a barrier from fire and toxic cold smoke and prevent it from travelling around a building, keeping the damage to a small area, allowing for evacuation and safe access for the emergency services.



2. Who is responsible for fire doors and fire safety in an HMO?

- The landlord (or sometimes the managing agent) is responsible for fire doors and fire safety of the HMO
- They have legal responsibility under the Regulatory Reform Order to ensure fire safety measures are in place.
- The landlord must provide tenants with fire safety information and should carry out regular Fire Risk Assessments and inspection and maintenance on all fire safety measures.



4. What makes a fire door work?

- ✓ Door leaf, ✓ Frame/lining
- ✓ Intumescent seals, ✓ Smoke seals*
- ✓ Latch or Lock, ✓ Hinges ✓ Signage*
- ✓ Door closer*, ✓ Other ironmongery*
- ✓ Fire door glazing* ✓ Frame/wall sealing
- ✓ Threshold seals*, ✓ Installation
- ✓ Regular inspection & maintenance
- ✓ Air transfer grille (ATG)*

*if required

All these components play a CRITICAL role in fire performance. 1 small change = 1 BIG impact on fire performance. Always check the fire door certificate for compatible specification.

BECAUSE SAFE FIRE DOORS SAVE LIVES AND PROPERTY

For more information visit firedoors.bwf.org.uk

HMO Fire Doors Factcard | August 2019 | BW754



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5. How can I check my fire doors?

There are 5 basic checks that you can do on your fire doors, although they cannot replace a full inspection by a qualified specialist, they can highlight any immediate issues.

Download the 5 Step Fire Door Check:
<http://firedoorsafetyweek.co.uk/5-step-check>



6. Who do I report issues to?

In the first instance, contact your landlord or managing agent and if you are still concerned, you should then contact your local council or fire and rescue services for advice.

Fire safety in your HMO – 10 Fire safety checks for tenants:

1 <input checked="" type="checkbox"/>		Check all fire doors are in good working order and never propped open. Do the 5 step check .	2 <input checked="" type="checkbox"/>		Check all smoke alarms are working on a regular basis.
3 <input checked="" type="checkbox"/>		Keep the means of escape route clear.	4 <input checked="" type="checkbox"/>		Do not store any combustibles near sources of ignition.
5 <input checked="" type="checkbox"/>		Make sure that everyone in your building knows the fire plan.	6 <input checked="" type="checkbox"/>		Check all sources of ignition are out (cooker, smoking materials, candles) and electrical points unplugged before bed.
7 <input checked="" type="checkbox"/>		Don't overload plugs.	8 <input checked="" type="checkbox"/>		Don't smoke in the house, if you do, make sure it's all extinguished before you leave the room or go to bed.
9 <input checked="" type="checkbox"/>		Never leave cooking unattended.	10 <input checked="" type="checkbox"/>		Report any fire safety concerns immediately.

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