

# Safety Information Guide for Landlords



It is very important that landlords are aware of their responsibilities for safety, in particular on fire safety. The guide below describes the safety requirements from the Housing (Standards for Rented Houses) Regulations 2019. Landlords must also comply with the Fire Service Acts (1981 and 2003) and should refer to the guidance document 'Guide to Fire Safety in Flats, Bedsitters and Apartments'.

## Fire Safety

In houses, there must be a suitable, self contained fire detection and alarm system and a suitably located fire blanket. It is recommended that smoke alarms are either mains-wired with battery back up or are 10 year self contained battery operated.



## Safety in Multi-Unit Buildings

- ▶ A suitable fire detection and alarm system must be provided in **common areas** in a multi-unit building.
- ▶ It is important that all fire safety equipment and lighting is maintained.
- ▶ Each unit must have a suitably located mains wired smoke alarm.



## Ventilation

Rooms should contain suitable and adequate facilities for the safe removal of fumes and other products of combustion to the external air in situations where a heat producing appliance is used.



## Ventilation

All habitable rooms should have adequate ventilation.



## Emergency lighting

Emergency lighting must be provided in all **common areas** in a multi-unit building.



## Gas and Electricity Safety

Installations for supply of gas, oil and electricity including pipework, storage facilities and electrical distribution boxes should be maintained in good repair and safe working order.



## Carbon Monoxide Safety

Each house shall contain, where necessary, suitably located devices for the detection and alarm of carbon monoxide.



## Windows

There must be suitable safety restrictors attached to a window which has an opening through which a person may fall and the bottom of the opening is more than 1400mm above the external ground level. Suitable safety restrictors must secure the window sufficiently to prevent such falls. Lockable restrictors that can only be released by removable keys or other tools **should not be fitted** to window opening sections.



## Appliances

All appliances shall be maintained in a safe condition, in good working order and good repair.



## Fire Safety

Each self contained unit in a multi-unit building\* must have a suitable fire detection and alarm system, fire blanket and an emergency evacuation plan.



\* A multi-unit building means a building that contains 2 or more dwellings that share a common access.