

# Fire Safety and The Inventory Clerk

Will begin shortly



# Welcome

## Fire Safety and The Inventory Clerk

With

Stuart Walker – Chair, AIIC

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Dorset & Wilts Fire and Rescue Service



# Fire Safety and The Inventory Clerk

## Agenda

- Welcome
- Housekeeping
- Presentation – Michelle White
- Q&A
- Alarms – the business case
- Upcoming events

# Fire Safety and The Inventory Clerk

## Housekeeping

- We are recording
- We will distribute the slide deck
- Please add questions to the chat panel
- Microphones on mute please!



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# Fire Safety for Landlords

**Dorset & Wiltshire Fire and Rescue Service -  
Protection Department.**





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# Aims and Objectives

- To inform landlords, property managers, and stakeholders about their responsibilities.

## **Objectives:**

- Explain legal requirements.
- Clarify 2022 amendments.
- Outline enforcement and penalties.
- Provide practical compliance guidance.
- Highlight related legislation.



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# Legal Requirements

- The Smoke and Carbon Monoxide Alarm (England) Regulations 2015 came into force on 1 October 2015.
- The Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 came into force on 1 October 2022. From that date, all relevant landlords must:
- Ensure a smoke alarm is equipped on each storey of their home where there is a room used as living accommodation, where fitted they should be linked and to BS 5839 - 6 standard This has been a legal requirement in the private rented sector since 2015.



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## Legislation Requirements

- Ensure a carbon monoxide alarm is equipped in any room used as living accommodation which contains a fixed combustion appliance (gas boiler, change from a solid fuel burning appliance. Excluding gas cookers).
- Ensure smoke alarms and carbon monoxide alarms are repaired or replaced once informed and found that they are faulty.
- The requirements are enforced by local authorities who can impose a fine of up to £5,000 where a landlord fails to comply with a remedial notice.





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# **Fire Safety Order 2005 and Building safety Act 2022 section 156**

Non-domestic parts of multi-occupied residential buildings – this includes those areas clarified by the Building Safety Act 2022 – (Balconies, Structures, External Walls and Front doors on flats)

**Section 156 came into effect on the 1<sup>st</sup> October 2023.**

It imposed new duties on businesses and building owners:

- 1) You must now record a fire risk assessment and fire safety arrangements in full.
- 2) Requirement to cooperate and coordinate between Responsible Persons in multi-occupied buildings.
- 3) Residential buildings with two or more domestic premises, you must now inform residents about the risks from fire within their building, and the fire safety measures provided to keep them safe.



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# Summary



- Enhanced responsibilities for landlords from 1 October 2022.
- Greater emphasis on ongoing alarm maintenance.
- Failure to comply carries significant penalties.



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## **What sort of housing do these regulations apply to?**

- The regulations apply to all homes rented by private landlords or registered providers of social housing, unless excluded.
- The regulations apply to unlicensed HMOs. Licensed HMOs are exempt from Parts 1 to 5 of the regulations but only because the regulations also amend the HMO licensing obligations in the Housing Act 2004, to impose similar requirements.



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# Tenancy Exclusions to Regulations

- Shared accommodation with a landlord or landlord's family
- Long leases (minimum 6 months)
- Student halls of residence
- Hotels and refuges
- Care homes
- Hospitals and hospices
- Low - cost ownership homes
- Other accommodation relating to health care provision



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# Smoke Alarms

What type of Smoke detector do I  
need?



# Alarm Types: Ionization Smoke Detectors

Best for detecting fast, flaming fires

Uses a tiny amount of radioactive material

Fast response to small smoke particles

Can be too sensitive; not ideal for slow fires

# Alarm Types: Photoelectric Smoke Detectors

Best for detecting slow, smouldering fires

Uses a light beam and sensor

Fewer false alarms

Slower for fast fires



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# Testing Smoke/Heat Alarms

- Landlords should consider providing residents with a demonstration and/or instructions on how and when to test their smoke alarms to make sure they are in working order.
- Landlords should follow the individual manufacturer's instructions for testing alarms and consider sharing these instructions with tenants to support regular testing.





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## Additional Alarms

- If a kitchen is suitable, you can install a heat detector.
- Dual purpose alarms are also available heat/smoke/CO2.
- Ensure you have the correct smoke alarm and that it is installed in the right location in your property.
- In rental properties there is an importance to never lessen the standard of fire detection, for example if a property has hard wired linked detection this should not be replaced with single point detectors.



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# Smoke Alarm Maintenance

It can be difficult getting access to do repairs and maintenance work for landlords.

The existing regulations are clear that landlords must take all reasonable steps to comply with a remedial notice but are not expected to go to court to gain access in order to be compliant.

Landlords should be able to demonstrate that they have taken all reasonable steps to comply to Local Authorities.

Landlords should attempt to understand why tenants cannot or will not provide access and work with them to find a solution.



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## **Smoke Alarm Maintenance**

Replace battery-operated alarms every 10 years.

Mains-wired alarms also degrade, batteries will also need replacing annually.

Dust and corrosion affect reliability and contribute to unwanted false alarms.

Use qualified electricians.



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# Alarm Requirements

- Ideally should be a mains-wired, interconnected alarm system
- Standard required in the building regulations.
- If you use a standalone battery-powered smoke alarm, local authorities may consider this a hazard if they inspect, they may require you to improve it using their powers under the Housing Health & Safety Rating System (HHSRS)
- This is a risk-based system rather than a set of prescriptive standards that landlords must adhere to. If a local authority inspects your property they will use HHSRS to identify potential hazards, then use a points-based system to assess their severity.



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# CO2 Monitors

## **Carbon Monoxide monitors save lives.**

They are better off being fixed on the wall—ideally, secured at least 15cm away from the ceiling. And when placed in the same room as a possible source, it's better to place them between 1m and 3m away from the appliance.

The alarm needs to remain in the open air so it's monitoring the same air that everyone is inhaling, so make sure it isn't blocked by furniture. And in bedrooms and living rooms, it may be better to place it at the same height as people sleeping or sitting.



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## **Additional Considerations**

- Fire doors are an essential part of the passive fire protection of buildings, as they ensure adequate compartmentation.
- Consider specialist alarms (vibrating pads) for hearing-impaired tenants.
- Considerations for tenant's needs and evacuation requirements: e.g. families, elderly, disabilities, mobility (increased smoke detection).
- Landlord duties under Equality Act 2010.



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# Importance of Compliance

As a landlord, ensuring smoke and CO alarms are installed and working isn't optional — it's a legal duty and a vital part of tenant safety.

Early detection saves lives.

Reduces risk of damage to your property

Protects you as a landlord.

It is simple to comply.





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# Compliance Checklist

- Fit alarms before a new tenancy begins.
- Include alarm checks in regular property inspections.
- Act promptly when a tenant reports a faulty alarm.
- Keep records of installation and maintenance.







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## Related Legislation

- **Housing Act 2004**

[www.legislation.gov.uk/ukpga/2004/34/contents](http://www.legislation.gov.uk/ukpga/2004/34/contents) (Housing Act 2004)

- **Fire Safety Act 2021**

[www.gov.uk/government/publications/fire-safety-act-2021](http://www.gov.uk/government/publications/fire-safety-act-2021)

- **Building Safety Act 2022**

[www.legislation.gov.uk/ukpga/2022/30/contents](http://www.legislation.gov.uk/ukpga/2022/30/contents)



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# Any Questions ?



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# Resources

[How to let - GOV.UK](#)

[www.gov.uk/government/publications/fire-safety-approved-document-b](http://www.gov.uk/government/publications/fire-safety-approved-document-b)

[www.gov.uk/government/publications/housing-health-and-safety-rating-system-guidance-for-landlords-and-property-related-professionals](http://www.gov.uk/government/publications/housing-health-and-safety-rating-system-guidance-for-landlords-and-property-related-professionals)

[www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords/the-smoke-and-carbon-monoxide-alarm-england-regulations-2015-qa-booklet-for-the-private-rented-sector-landlords-and-tenants](http://www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords/the-smoke-and-carbon-monoxide-alarm-england-regulations-2015-qa-booklet-for-the-private-rented-sector-landlords-and-tenants)



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# Fire Safety and The Inventory Clerk

## Should you provide alarms?

The negatives

- You have to buy stock
- You have to carry stock
- You have to fit them
- You have an added possible liability
- Remember you can't go backwards

# Fire Safety and The Inventory Clerk

## Should you provide alarms?

The positives

- A welcome source of income
- Provide a useful service
- Make you more of a 'one stop shop'
- You are probably cheaper
- Reinforce the benefit of mid-term inspections

# Upcoming events

## **Member events provided by the AIIC**

- 11<sup>th</sup> September HR webinar – short notice webinar re upcoming employment law changes
- 23<sup>rd</sup> September – South East networking
- 25<sup>th</sup> September – Lone working with Dorset Police

# Thank you for attending

- Please look out for your recording and download links
- We value any idea you may have for future learning
- Please do fill in the survey

Thoughts and observations to  
[chairperson@theaiic.co.uk](mailto:chairperson@theaiic.co.uk)