

## FIRE POLICY

The Regulatory Reform (Fire Safety) Order 2005 (known as the FSO) introduced duties in relation to fire safety in the common areas of HMOs, flats and maisonettes. The duty is placed on the responsible person, who is required to carry out a fire risk assessment and take specific action to minimise the risk of fire in the common parts. 'Responsible person' means 'the person who has control of the premises in connection with the carrying on of a trade, business or other undertaking'. In practice this will usually be the landlord, but in the case of absentee landlords where the 'carrying on of the business' is undertaken by a managing agent it may be the managing agent.

Where a house is let as a shared house on a single tenancy then there are no 'common parts' and so a risk assessment is not required under the regulations.

These provisions are enforced by fire and rescue authorities and there is therefore a dual enforcement regime in place in multi-occupancy premises. In order to **avoid** duplication and the potential for conflict, a Fire Safety Protocol has been established as a framework for joint working arrangements between the fire and rescue authorities and local authorities.

In July 2008 the Local Authorities Co-ordinator of Regulatory Services (LACORS) issued national fire safety guidance for landlords and local authorities in England.

Compliance with the guidance will satisfy landlords' legal requirements under the Fire Safety Order.

Mie Properties endeavours to comply with the spirit of the above, specifically:

Tenants are advised to evacuate the premises if there is a fire.

If the fire is in a room and it is safe, go out of front door.

If the fire is in the stairwell or entrance hall go into a room, shut door and put a towel or other suitable draft excluder along the bottom of the door to stop smoke from entering the room. The room door should give a few minutes protection.

In either case, *Telephone fire Brigade*.

Although a Fire Blanket and Extinguisher are provided in the kitchen, it is more important to protect yourself, so, only use either if you are confident to do so and it is safe to use either of them.

The property has been arranged to accommodate the number of people who have signed the tenancy agreement and must not be exceeded, otherwise you could be endangering people's safety.

#### FIRE ALARMS

Are checked once a year. However, tenant must do regular check during the year.

#### SMOLKING

There is a no Smoking Policy in all our buildings.

#### CARPETS

All replacement carpets are all Flame retardant, i.e. Hot nut tested.

#### GAS & ELECTRICAL INSPECTIONS

Gas carried out once a year as per Legislation.

Electrical carried out every five years as per HMO Legislation.

#### MIE PROPERTY INSPECTIONS

Are conducted every six months to check all aspects of the Tenancy which includes, but not limited to the following:

Visually for potential electrical dangers,

Escape routes are clear,

Smoking is not indulged in the building,

Fire risk due to excessive hoarding and

If there is on overcrowding due to people living in the property that are not on the Contract.

Tenants are given a copy of their property's report and Fire Risk assessment for property. Both are uploaded to the Tenant's personal Webpage on Mie Property's Website.

Date Witten: 13/6/19  
Review date: June 24

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