

Are you a 'buy-to-let' landlord? Does your portfolio include houses shared by multiple occupants ('Category B' properties?) If so, read on!! We will help you understand your fire safety responsibilities, the regulations and how they are enforced.

Your responsibilities

- You need to conform to the fire regulations that apply to the **categories of property you own**
- You are responsible for the installation and maintenance of the **appropriate fire safety equipment**
- At the very least, there are **minimum fire detection and alarm requirements** you will have to satisfy

The regulations: For 1 and 2 storey buildings...

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| ✓ Mains-powered fire alarms with integral stand-by power supply ('Grade D') for the building as a whole. | ✓ 'A carbon-dioxide (co2) extinguisher adjacent to the incoming mains electricity supply. |
| ✓ 'Category LD2' alarms in all escape route areas and high-risk rooms, such as hallways, landings and kitchens. | ✓ A water-based extinguisher (13a rating) on each of the primary escape routes. |
| ✓ The installation of fire doors for each bedroom and (possibly) for escape routes | ✓ A fire blanket in each kitchen. |
| | ✓ Emergency lighting for complex escape routes lacking natural light. |

How they are enforced

- Your local authority has statutory responsibility for enforcing the regulations.
- You could be fined up to a maximum of £5,000

But **don't worry** help is at hand!

Get in touch if you need more information, or help to make sure you meet these regulations.