

Fire safety requirements in licensable Houses of Multiple Occupation

- **Low risk shared houses** – whole property has been rented out by an identifiable group (e.g. students or friends) on a single tenancy agreement.
- **High risk shared houses** – Individual tenancy agreements with a lock on each individual bedroom door.
- **High risk bedsit properties** – Individual kitchen facilities in each letting room.

Low risk shared houses				
Area	Requirement	1-2 storeys	3 storeys	4 storeys
Equipment	Fire blanket in kitchen	✓	✓	✓
Fire doors	Kitchen doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
	Living room doors are 30-minute fire doors with heat and smoke seals and self-closer	Best practice*	Best practice*	✓
	Bedroom doors must be close fitting, traditionally constructed, solid wood.	✓	✓	✗
	Bedroom doors are 30-minute fire doors with heat and smoke seals and self-closer	Best practice*	Best practice*	✓
	Basement / cellar doors are 30-minute fire doors with heat and smoke seals and self-closer	Best practice	✓	✓
Fire alarm system	Grade D LD2 fire alarm system with smoke detectors in the escape route at all floor levels with a heat alarm in kitchen. All mains wired and interlinked.	✓	✓	✓
	Additional Grade D smoke alarm in each bedroom	Best practice	Best practice	✓
	Additional Grade D smoke alarm in living room	✓	✓	✓
	Additional Grade D smoke alarm in cellar/basement	✓	✓	✓
*Cold smoke seals must only be fitted to fire door if an interlinked smoke alarm is within the room				

High risk shared houses				
Area	Requirement	1-2 storeys	3 storeys	4 storeys
Equipment	Fire blanket in kitchen	✓	✓	✓
Fire doors	Kitchen doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
	Living room doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
	Bedroom doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
	Basement / cellar doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
Fire alarm system	Grade D LD2 fire alarm system with smoke detectors in the escape route at all floor levels with a heat alarm in kitchen. All mains wired and interlinked.	✓	✗	✗
	Grade A LD2 fire alarm system with smoke detectors in the escape route at all floor levels with a heat alarm in kitchen. All mains wired and interlinked.	✗	✓*	✓
	Additional interlinked smoke alarm in each bedroom	✓	✓	✓
	Additional interlinked smoke alarm in living room	✓	✓	✓
	Additional Grade D smoke alarm in cellar/basement	✓	✓	✓
* Grade D system may be acceptable depending on risk assessment				

High risk bedsit property				
Area	Requirement	1-2 storeys	3 storeys	4 storeys
Equipment	Fire blanket in communal kitchens and all bedsit rooms	✓	✓	✓
Fire doors	Communal kitchen doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
	Living room doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
	Bedroom doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
	Basement / cellar doors are 30-minute fire doors with heat and smoke seals and self-closer	✓	✓	✓
Fire alarm system	Grade D LD2 fire alarm system with smoke detectors in the escape route at all floor levels with a heat alarm in kitchen. All mains wired and interlinked.	✓	✗	✗
	Grade A LD2 fire alarm system with smoke detectors in the escape route at all floor levels with a heat alarm in kitchen. All mains wired and interlinked.	✗	✓	✓
	Additional interlinked heat alarm in each bedroom	✓	✓	✓
	Additional stand-alone smoke alarms in bedrooms (mains powered with battery back-up)	✓	✓	✓
	Additional interlinked smoke alarm in living room	✓	✓	✓
	Additional Grade D smoke alarm in cellar/basement	✓	✓	✓

Locks on doors (all HMO properties)

- Thumb turn locks on all front exit doors, that can be opened without the use of a key. We advise that rear exit doors also have thumb turn locks fitted.
- Thumb turn locks on all internal bedroom doors, that can be opened without the use of a key.
- Break glass boxes are not accepted.

Protected escape route

- Stairs must be underdrawn to give 30-minutes fire resistance.
- Cellars and basement ceilings must have 30-minute fire resistance.

1-2 storey building

- Aim to keep any cupboards on the protected route empty and locked. If a cupboard on the escape route houses white goods, then it must have a 30-minute fire door with heat and smoke seals and an interlinked smoke detector.

3 storey building

- Cupboards on the escape route that are used for white goods or storage must have a 30-minute fire door with heat and smoke seals and an interlinked smoke detector.
- Alternatively, the cupboard must be kept empty and locked.

4+ storey building

- Cupboards on the escape route must have a 30-minute fire door with heat and smoke seals and an interlinked smoke detector.