

FREE STEP-BY-STEP FIRE RISK ASSESSMENT CHECKLIST FOR LONDON LANDLORDS

Keep your rental property safe and meet fire safety rules with this free fire risk assessment checklist made for London landlords. It guides you through every step to spot fire hazards, make simple fixes, and protect your tenants and property. Stay prepared and confident, knowing your building is safe.

STEP-BY-STEP FIRE RISK ASSESSMENT CHECKLIST

Here's a Step-by-Step landlord fire safety checklist based on UK Fire Safety Regulations for landlords:
alllandlordcertificates.co.uk

Step 1: Identify Fire Hazards

- Identify sources of ignition (e.g., heaters, open flames, electrical equipment).
- Identify sources of fuel (e.g., paper, wood, flammable liquids, waste).
- Identify sources of oxygen (e.g., air conditioning, oxygen cylinders, ventilation systems).
- Check for potential ignition and fuel combinations.
- Inspect for overloaded sockets or faulty wiring



Step 2: Identify People at Risk

- Identify people working on-site (staff, contractors, visitors).
- Identify vulnerable individuals (e.g., disabled persons, the elderly, children).
- Identify people who work alone or in isolated areas.
- Identify people sleeping on the premises (if applicable).
- Consider escape route challenges for anyone needing assistance.

Step 3: Evaluate, Remove, or Reduce the Risks

Evaluate

- Think about how possible it is for a fire to begin.
- Assess the potential consequences (injury, property damage, loss of business).

Reduce Risks

- Remove or reduce ignition sources where possible.
- Store flammable substances safely and away from ignition sources.
- Ensure waste materials are disposed of safely and regularly.
- Maintain good housekeeping throughout the premises.
- Check and maintain electrical systems and appliances.
- Use fire-resistant building materials and furnishings where possible.



Protect People

- Provide adequate means of escape (clear, well-lit, signed routes).
- Install fire detection and warning systems (smoke/heat alarms).
- Provide suitable fire-fighting equipment (extinguishers, blankets).
- Ensure fire doors are operational and unobstructed.
- Implement emergency lighting in escape routes

Step 4: Record, Plan, and Train

- Record significant findings and actions taken.
- Create and maintain a written fire emergency plan.
- Include evacuation procedures and assembly points.
- Nominate and train fire wardens/marshals.
- Provide staff fire safety training (including induction training).
- Conduct regular fire drills and record results.
- Display fire action notices and escape route plans.



Step 5: Review and Update Regularly

- Review assessment at least annually or after significant changes (e.g., renovations, staff changes).
- Update the fire risk assessment after a fire incident or near.
- Inspect fire safety equipment regularly (alarms, extinguishers, lighting).
- Check staff training records and refresh as needed.
- Keep documentation up-to-date and accessible for the Fire and Rescue Service.

CONTACT US



+44 20 8004 9655



<https://alllandlordcertificates.co.uk>



info@alllandlordcertificates.co.uk