

ROWES
RETREATS

NAVIGATING
THE FIRE
SAFETY
REGULATIONS
FOR HOLIDAY
LETS





THE NEW GUIDELINES HAVE BEEN PUT IN PLACE ACROSS THE UK TO HELP KEEP YOUR PROPERTIES AND GUESTS SAFE WHILE HOLIDAY LETTING. GETTING FAMILIAR WITH AND UNDERSTANDING THESE CHANGES IS ESSENTIAL TO PROVIDING A SAFE AND REGULATED SPACE.

Dissecting the government's [new regulations for fire safety](#) for holiday homes can be quite time consuming, here is some of key information to help make the transition easy.

A regulation that was introduced on the 1st of October 2023 is that each property needs to have a full length, written assessments, covering all aspects of fire risk.

DOES THIS APPLY TO ME?

Additionally, the government has issued new guidance that applies to properties of 'small paying guest accommodation'. This is defined as:

'A single premises of ground floor, or ground and first floor, providing sleeping accommodation for a maximum of 10 persons, with no more than four bedrooms on the first floor...'

OR

'Individual flats (whether within a purpose-built block of flats or a house that has been converted into flats), other than unusually large flats.'



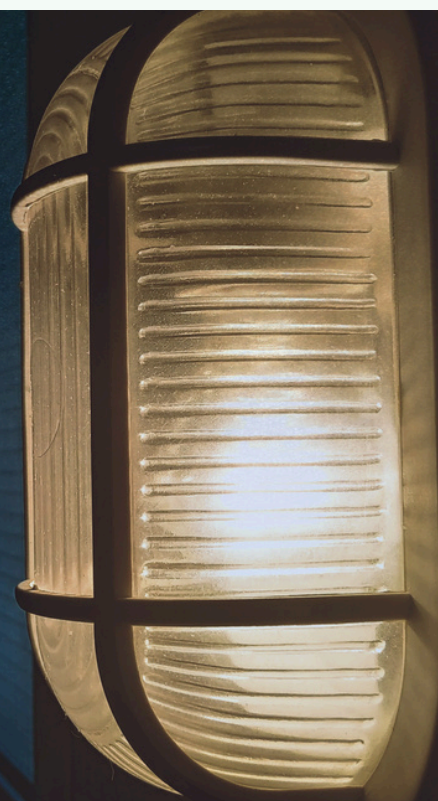
BREAKING DOWN 'THE GUIDANCE'...

Here are 10 main points from the guidance to help explain what is required from you for 'small paying guest accommodation'.

1. Fire Risk Assessment. It is a legal requirement to have a Fire Risk Assessment (FRA) carried out and recorded for your property. A copy of the Fire Risk Assessment should also be displayed in your property, we'd suggest alongside or within your 'Guest Handout booklet'. A quick and straightforward way to ensure this is done correctly is by using a professional FRA company who will be fully up to date with legislation and can demonstrate they have the competency required to consider all risks. For larger and more complex property, it's unlikely that an average property owner will have suitable and sufficient experience to be able to thoroughly evaluate the level of risk.

2. Emergency escape lighting in bedrooms and along the escape route is required. We'd recommend plug in torches as an easy solution to this. Here is a link of the ones we use. "Borrowed light" from street lamps is taken into account (for now) but I'd really recommend having a torch in each bedroom to 'tick that box'.

https://www.amazon.co.uk/Rechargeable-Automatic-Light-Emergency-Dragons/dp/B003U47RCW/ref=sr_1_7?crid=292UYQZYC0XCD&dib=eyJ2ljojMSJ9.2VoHZasyggwNRk_J3XQCW3tgMKyG8IPsho-3R_9HvFclXpf4BE4PIR5nrvAhC0hZ_IO6jy1KS0rQEvDtu3-fuiTJUR-TBh_dnV_KjyRICTAUdVew0Pmcqj9Wdu45nWCxRsQOGyjenw85-2eSdZhCAZCuf3IKvtTnc4ryqk-Q9dl_Fjt9DXpbU7qp6WS2Y4OlsKfJalsa1yw0W2aLB7R-pVURWZNgTFjyiaN_2CTI9lpQEUj3dtFI-Jf4NNI4eWQGNu5MoH4FOIGzfrAD2giGjS2UgJ65HXVs8pmvIXwAKol.ixjVU-TFmHh1WJwTD8eVcg683_REWSZKBWwf3CYBwQ&dib_tag=se&keywords=plug%2Bin%2Btorch%2Bemergency%2Blight&qid=1723561230&prefix=plug%2Bin%2Bto%2Caps%2C102&sr=8-7&th=1



3. Protected escape routes must have doors with a 30-minute fire protection capability, or an adaptation that offers this level of protection.

4. Linked hard-wired smoke detectors are now required in all bedrooms and living rooms as well as protected escape routes ie hallways, corridors, staircases, sitting-rooms and dining-rooms leading to the main fire exit. Larger properties or those with complex layouts may need more sophisticated detection systems.

5. All hot water and heating systems must be inspected annually, including systems powered by renewable energy eg air/ground source heat pumps.

6. Thumb turn locks are now strongly recommended on all exit doors – There would be very few instances where it would be deemed unnecessary to fit these, and they can usually be retro-fitted to most doors.

7. The EICR (fixed wiring check) is required every 5 years, and this now also applies to many small Unique hideaways/glamping properties.

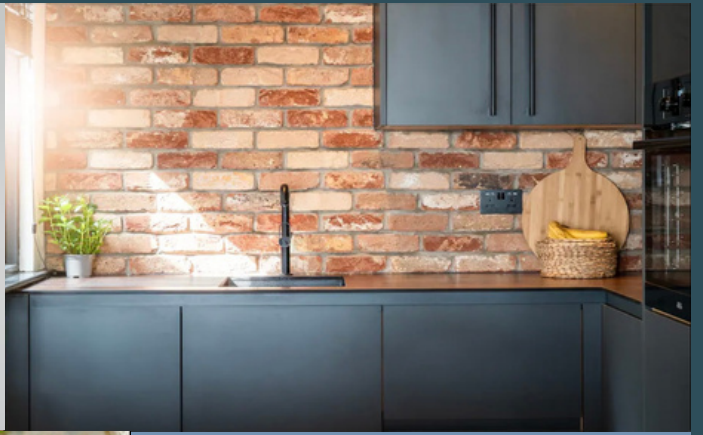
8. Chimney flues should be swept annually.

9. Checks on all fire safety equipment and exit routes must be carried out at each change of occupancy and the results recorded.

10. No candles in the property, and make sure this is clearly stated to guests.

For larger and/or more complex properties, the document Fire Safety Risk Assessment: Sleeping Accommodation still applies and it is likely to be reviewed in 2024.







How to make sure you're compliant with the new regulations?

Having your Fire Risk Assessment carried out by a professional is a seamless process and ensures that everything is covered and considered. The company we use and recommend is Blackrock Fire Safety and Security Solutions, they are in and out in about an hour are reliable and it'll cost around £150.

You can conduct a Fire Risk Assessment yourself, and there are lots of breakdowns and checklists online, which is something we used to do as it was more of a tick box exercise. However, with the new changes from the 1st of October which are more complex and difficult to follow it's just easier to rely on a professional you can guarantee they will understand the changes and follow the government guidelines, and not put you or any guest at risk.

Here are the contact details of the local firm we use;

Mark - 07369 239889

Matt - 07870 508992



DO YOU HAVE ANY QUESTIONS?

if you have any questions that we haven't covered in this Guide please feel free to contact us at emailus@rowesretreats.com or give us a call on 07867 335 939. We'd more than happy to provide you with more information.

YEAR 2024

FIRE SAFETY
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