Landlords & HMOs

New fire safety legislation coming into effect in 2026 introduces updated obligations for property owners and Responsible Persons under the BS 5839-1 standard. This checklist will help you identify and address the key compliance requirements for your property type.

Important Notice

This checklist does not replace a formal fire risk assessment by an accredited assessor. Any deficiencies identified should be rectified by a BAFE or NAPIT registered engineer, and all findings must be recorded as part of your "Golden Thread" fire safety documentation.

Work through each section and tick each item only once you have fully verified it.

01

Smoke over Heat

If you have performed a "substantial" system upgrade recently, bedrooms must now have smoke or multi-sensor detectors, not just heat detectors. Review all detector types throughout the property.

☐

02

Interlinking Check

Test that a fire triggered in a communal area (like a hallway) sounds the alarm in every individual flat or bedroom. In 2026, "standalone" battery alarms in multi-occupancy buildings are largely obsolete.

☐

03

Verification of Competence

Ensure your Fire Risk Assessor is certified to at least Level 2 (Intermediate) under the BS 8674:2025 framework, especially if the HMO is three storeys or higher.

☐

04

Power Supply Labelling

The fuse spur for the fire alarm should be clearly labelled "FIRE ALARM: DO NOT SWITCH OFF" to prevent tenants from accidentally disabling the system.

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Maintenance Summary

Task	Frequency	Responsibility
User Test	Weekly	Building Manager / RP
Professional Service	Every 6 Months	BAFE/NAPIT Engineer
System "Soak Test"	After Modifications	Commissioning Engineer
Risk Assessment Review	Annual (Min)	Accredited Assessor

Notes