Fire Safety

In the case of a House in Multiple Occupation or 'bedsits' (see the definitions on page 5 of the main guide) extra fire safety requirements may be required. However, fire safety is similar in most types of property that you are likely to view.

The aim of most of the items in this checklist is to protect the escape routes from fire and keep them relatively smoke free, allowing you enough time to escape safely.

Smoke alarms can give you those precious few minutes of warning, which could help you and your family to get out alive, but they do not prevent a fire from starting nor do they put a fire out. When you move in to a property, sensible fire precautions will greatly reduce the risk of a fire starting.

Tick the boxes provided at the end of every question. Remember, not all questions will fit the property you look at.

WHERE YOU TICK THE 'NO' COLUMN, ASK YOURSELF SHOULD I MOVE IN?

Inside the Property

	Yes	Not Sure	No
1. Do the front and back doors open easily and fully? *(For security of doors please see Police advice on page 31 of the main guide)*	○	○	○
2. Are the doors openable from the inside without the use of a key? *(This is essential if a flat, studio, bedsit or House in Multiple Occupation)*	○	○	○
3. Are all the internal doors in place, fit well into the frames and close and latch easily?	○	○	○
4. Is the loft hatch cover in place?	○	○	○
5. Are ceilings free from any visible cracks or holes?	○	○	○
6. Are halls, stairs and landings clear of obstructions and storage? *(Check for trip hazards)*	○	○	○
7. If other escape routes are provided e.g. external stairs, do the access door(s) / window(s) open easily and fully?	○	○	○
8. Could you or anyone else who is going to live in the property physically get through any window provided for escape?	○	○	○
9. Escape routes may pass through adjoining rooms or property. If this is the case, are these areas clear of obstructions and storage - can you walk the route from start to finish? Do you have to go through commercial premises like a shop, restaurant or office?	○	○	○
10. Are any other escape routes clearly marked and free from obstructions?	○	○	○

Fire alarm system

	Yes	Not Sure	No
11. Is there a fire or smoke detection system is fitted, is it working? *(Ask for a test and to see the test certificate)*	○	○	○

Fire Safety

	Yes	Not Sure	No

Emergency lighting

12. If emergency lighting is fitted, does it work? *(Ask for a test and to see the test certificate)* — ◯ ◯ ◯

Firefighting equipment

13. Are there fire extinguishers and fire blankets provided? — ◯ ◯ ◯

14. Where extinguishers and blankets are provided, does the landlord provide basic information on:

a) the type of fire the extinguishers and blankets available, can safely be used on; — ◯ ◯ ◯

b how to tackle a fire safely, and; — ◯ ◯ ◯

c) when to give up fighting the fire and evacuate the building. — ◯ ◯ ◯

(Ask to see a copy of the information)

Outside the Property

14. Where external stairs/ladders are provided, do they appear to be in good condition and would you use them in an emergency? — ◯ ◯ ◯

15. Are they free from obstructions, e.g. storage, vegetation, etc? — ◯ ◯ ◯

16. If lighting is provided, does it work? *(Ask for test)* — ◯ ◯ ◯

17. Do all escape routes lead to a place of safety away from the building? — ◯ ◯ ◯

18. Is there a way out of enclosed yards/gardens, etc? — ◯ ◯ ◯

Comments:

Police & Security

This checklist is by no means an exhaustive list, but will give you a good idea as to whether the property that you are viewing has adequate security or not. For further information see Property Security in the main guide on page 38.

The following checklist is divided between the exterior of the property and the interior.

WHERE YOU TICK THE 'NO' COLUMN, ASK YOURSELF SHOULD I MOVE IN?

	Yes	Not Sure	No
Burglary			
1. Has this house been free from criminal activity for the last six months?	○	○	○
2. If it has been broken into, has the point of entry and general security been improved since? *(A property broken into is susceptible to another burglary within approximately two months if its security is not improved)*	○	○	○
3. Have you done the burglary test? *(Could **you** easily break into the house if you lost your key?)*	○	○	○
4. Can your neighbours view your home at the front?	○	○	○
5. Can your neighbours view your home at the back?	○	○	○
6. Is the front of the property visible from the street? *(especially front and ground floor windows)*	○	○	○
Outside lighting			
7. Does the property have outside lighting?	○	○	○
8. Does the outside lighting work? *(Check all lights work properly)*	○	○	○
Intruder alarms			
9. Does the property have an intruder alarm?	○	○	○
10. Does the intruder alarm work? *(Check all alarms work properly)*	○	○	○
Rear garden			
11. Is the rear garden secure?	○	○	○
12. If there is an access to the rear of the property via a side alleyway, does it have a lockable side gate? *(If so, check that the gate is in use and that the key is readily available for all that need it in an emergency)*	○	○	○
13. Is there a continual high solid barrier around the back garden? *(This could be a wall, fence or prickly plants e.g. roses)*	○	○	○
14. Is the rear of the property maintained and clear of places for people to hide?	○	○	○

Police & Security

External Doors

Yes   Not Sure   No

For further information on door security, and an explanation on door security see page 39 of the main guide.

Front door:

15. Is there a door viewer or window to see callers outside?

16. Is there a door chain, limiter or similar restrictor?

17. Is there an automatic deadlocking rimlatch?

18. Is there a quality mortice lock? *(5 lever mortice thumb turn lock)*

19. Is the door frame in good condition? *(Look for signs of damp, damage, wear or rot)*

20. Are hinges sturdy and reinforced with hinge bolts?

21. Is the door a multi-point security PVC door?

Back Door:

22. Is there a 5 lever mortice lock?

23. Are there any additional security bolts?

24. Is the door frame in good condition? *(Look for signs of damp, damage, wear or rot)*

Patio door

25. Does the door lock top and bottom and have an anti-lift device?

French windows

26. Is there a 5 lever mortice lock?

27. Are mortice bolts fitted to the top and bottom of the window?

28. Does it have hinge bolts and frame reinforcement?

Internal Doors

Internal doors should have the same level of security as the exit doors above if it is in effect your front door, e.g. in properties that are divided into bedsits or flats.

29. Is the door and frame in good condition?

30. Does it have a 5 lever mortice thumb turn lock?

x

Windows and window locks:

	Yes	Not Sure	No

For further information on window types and security see page 40 of the main guide.

31. Do all ground floor windows and windows over a balcony or flat roof have locks?

32. Do the windows have a multi-point locking system?

33. Is the condition of window frames satisfactory? *(See page 40 of the main guide for further advice on windows)*

34. Are the windows double glazed?

Comments