



LONDON FIRE BRIGADE

Keeping Tenants Safe and Staying Compliant

Presented by James Camp

London Fire Brigade

Why Fire Safety Matters

- Over 30 fires a day in London homes
- Legal and Moral responsibility
- Protect lives, property and reputation



Legal Responsibilities

- Regulatory Reform (Fire Safety) Order 2005
- Fire Risk Assessments (FRA's)
- Maintenance of Fire Detection systems
- Structural Fire Protection (e.g. fire doors)
- Emergency Evacuation Plans

Fire Risk Assessment Essentials

- What is a Fire Risk Assessment?
- Who should carry it out?
- Key Elements:

Hazards

People at risk

Evaluation

Record keeping

Fire Detection & Alarms

- Smoke alarms: one per floor minimum
- Heat alarms in kitchens
- Interlinked alarms in HMOs
- Regular testing and maintenance



Escape Routes & Fire Doors

- Keep escape routes clear
- Fire doors: self-closing, properly fitted
- No obstructions in communal areas

Emergency Plans

- Clear evacuation procedures
- Tenant awareness and signage
- Drills for larger properties

Common Fire Hazards in Rentals

- Overloaded sockets
- Portable heaters
- Smoking indoors
- Candles and open flames
- Unclean ovens with oil and fat built up

Kitchen Safety Tips

- Never leave cooking unattended
- Keep flammable items away from hobs
- Regular cleaning of kitchen appliances



Electrical Safety

- PAT testing for appliances
- Avoid daisy-chaining extension leads
- Regular inspections of wiring

#ChargeSafe

- Campaign by London Fire Brigade
- Focus: e-bike and e-scooter fire risks

#ChargeSafe – Key Risks

- Lithium battery fires: fast and fierce
- Common causes:
 - Incompatible chargers
 - Damaged batteries
 - Charging in escape routes

E-scooter fire

<https://youtu.be/BdG0sRXHD8Y>

#ChargeSafe – Landlord Advice

- Prohibit charging in communal areas
- Provide safe charging guidance to tenants
- Encourage use of original chargers
- Install smoke alarms near charging areas

Tools & Resources

London Fire Brigade website

- Home Fire Safety Checker
- Book a Home Fire Safety Visit
- Downloadable landlord fire safety guides