

## Introduction

Thanks for coming along



What is the National HMO Network?



Richard Price Treasurer



Why do we do conferences?



## Our speakers



Jason Jones & Alice Gane - LFB

Fire safety within the Private
Rented Sector



Dr Hector Altamirano-Medina

Challenges caused by excessive moisture and how they can be addressed by improving understanding of moisture in buildings



Luke Spanton

Proposals to create a fairer and better quality private rented sector



Leon Markwell

HMO electrical installation safety, testing and installation of EIC's & EICR's



Lawrence Greenburg

Panel member and founder of the Dispute Service



Robin Stewart

General legal update relating to HMOs



# For your information



**CPD Certificates** 

Emailed to you within 24-48 hours.



**Steering Group** 

Want to become part of the National HMO Network steering group?

Particular interest in anyone from local authorities.

Details at the end of the presentation.

Professional development including CPD



Housekeeping

**Exits** 

**Toilets** 

Badges

Photographs



#### Jason Jones & Alice Gane

London Fire Brigade

Alice Gane Fire Safety Team Leader Southwark, Lewisham, Greenwich & Bexley

Jason Jones Station Commander Support Officer to Area Fire Safety Manager





# Fire Safety within the Private Rented Sector

Jason Jones & Alice Gane - LFB

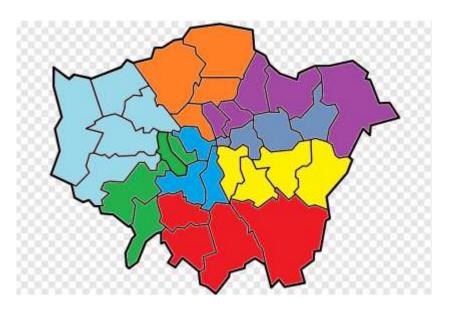






### LFB Fire Safety Delivery Teams

- ➤ LFB has eight fire safety delivery teams, serving the 33 London Boroughs.
- > Teams are based at six hub locations, but also operate from satellite offices at fire stations across the capital.
  - Croydon
  - > Lewisham
  - Paddington
  - > East Ham
  - > Finchley
  - Wembley





# The Challenges

- > Standardised and consistent approach
- > Shared responsibility for enforcement
- > 33 Local Authority partners
- Limited resources
- Partnership to ensure compliance





## Increase in HMO Licensing

- > HMO Additional Licencing Scheme.
- ➤ City of Westminster 9000+
- > Lewisham 6000+
- ➤ Lambeth 5000+





## Consistent Issues

- Lack of suitable detection and warning
- Non-compliant material changes to the building
- ➤ Landlords being unaware, or disregarding their responsibilities
- Unable to confirm the name of the Responsible Person.
- ➤ Lack of suitable fire safety management within HMOs.
- Increase in fires in HMOs.





### Electrical Powered Personal Vehicles



https://www.standard.co.uk/news/london/e-scooters-banned-tube-underground-parsons-green-fire-b969837.html







## **EPPV** Data

- ➤ January July 2022
- > 32 incidents in this 6-month period involved E-bikes & 9 incidents involving E-Scooters:
  - > Total of 18 injuries sustained due to incidents involving E-bikes.
  - Battery failure accounts for 50% of these incidents.
  - > 44% of incidents with E-bikes involved batteries that were on charge at the time of the fire.
  - There has been a total of 2 injuries sustained due to incidents involving E-scooters.
  - ➤ Cause of fire being the failure of the battery, accounts for 33% of the incidents.
  - > In 80% of the incidents with E-scooters, the batteries were on charge at the time of the fire.





# EPPV Challenges

- ➤ Often stored within the means of escape corridors or within flats
- ➤ Rapid fire development and production of toxic gases
- Fire and products of combustion compromising escape of residents
- Unknown numbers of EPPVs within flats and HMOs







# Summary

- ➤ LFB is faced with a series of challenges when inspecting HMOs.
- ➤ This is alongside an increase in HMO licensing across London.
- > LFB is finding consistent fire safety issues that are specific to the design and access for private sector housing
- ➤ A growing concern is the storage of EPPVs in HMOs



# Questions



