

British Automatic Fire Sprinkler Association

**bafsa**



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## **“Fire Safety in HMOs - Automatic Fire Sprinklers”**

**Ian Gough, BAFSA**

Protecting people, property and the environment

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# The Problem



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This fire in a seven-unit HMO in Birmingham was caused by an occupant not paying attention to cooking. It caused severe damage to the top floor flat and destroyed part of the roof. The heat and flames also caused damage along the corridors leading to the other flats.

Although no occupants were injured in the blaze, the house was left uninhabitable throughout for a period of at least 6 months. The occupants had to relocate and the landlord lost rental income in addition to having to cover the repairs. No sprinklers were fitted in the premises

# Brunswick Place Hove - HMO

0235hrs on 9<sup>th</sup> Nov 2012

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- Building of 5 Floors – ‘Vulnerable People’
- Residents ignored the fire alarm
- One sprinkler head activated





























