

A person in a dark suit and light purple shirt is holding a small, colorful toy house in their hand. The house is white with blue and pink accents. The background is blurred, showing a desk with a notebook and a pen.

The National HMO Network

WINTER CONFERENCE
Nov 2022

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

