

Freedom of Information request reference number: 7653.1

Date of response: 19/07/2023

Request:

For my dissertation subject I would like to undertake a study of HMO properties and the effectiveness of current standards/guidance documents that are applied to them, for this I will need to analysis recorded data on these properties from the event of a fire in the area of London. The data I am looking for will include:

- total number of residential property fires in London over the last 10 year (on a year-by-year basis i.e. 2012, 2013 ,2014, 2015 etc)
- how many of these residential property fires where registered HMO properties (on a year-by-year basis i.e. 2012, 2013 ,2014, 2015 etc)
- How many of these residential property fires where HMO or believe to be HMO properties but not registered for this usage (on a year-by-year basis i.e. 2012, 2013 ,2014, 2015 etc)
- IF recorded where the HMO properties considered of a suitable standard for their intended use with regards to fire compartmentation and life safety systems installed.

Please note that I do not need locations or any names of individuals involved, I am only looking to review the recorded statistics regarding the properties themselves.

Response:

Further to your request, please see below for details of residential fires over the last 10 years.

Question 1:

Total number of residential property fires in London over the last 10 year (on a year-by-year basis i.e. 2012, 2013 ,2014, 2015 etc)

Count of Incident Number	Calendar Year												
Property Class	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Grand Total
Dwelling	6,548	6,271	5,941	5,888	5,605	5,648	5,490	5,282	5,060	4,914	5,055	2,411	64,113
Grand Total	6,548	6,271	5,941	5,888	5,605	5,648	5,490	5,282	5,060	4,914	5,055	2,411	64,113

Questions 2 and 3

How many of these residential property fires where registered HMO properties (on a year-by-year basis i.e. 2012, 2013 ,2014, 2015 etc)

How many of these residential property fires where HMO or believe to be HMO properties but not registered for this usage (on a year-by-year basis i.e. 2012, 2013 ,2014, 2015 etc)

Count of Incident Number	Calendar Year												
Property Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Grand Total
House in Multiple Occupation - 3 or more storeys (not known if licensed)	33	21	27	24	20	17	21	11	4	17	24	10	229
House in Multiple Occupation - Up to 2 storeys (not known if licensed)	36	29	37	36	28	24	22	24	19	21	18	9	303
Licensed House in Multiple Occupation - 3 or more storeys	21	33	25	33	24	31	33	29	44	49	62	25	409
Licensed House in Multiple Occupation - Up to 2 storeys	25	15	30	30	23	32	33	24	46	56	54	49	417
Unlicensed House in Multiple Occupation - 3 or more storeys	27	22	10	19	14	14	11	11	14	13	13	7	175
Unlicensed House in Multiple Occupation - Up to 2 storeys	23	28	33	36	26	31	19	20	19	21	19	9	284
Grand Total	165	148	162	178	135	149	139	119	146	177	190	109	1,817

Question 4:

If recorded were the HMO properties considered of a suitable standard for their intended use with regards to fire compartmentation and life safety systems installed.

Count of Incident Number	Calendar Year												
Compartmentation	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Grand Total
Breached - current building work		1	2	1	1	1	1	2	1		2		12
Breached - fire doors left open or incorrectly fitted	2	9	8	6	2	5	5	3	3	7	7	4	61
Breached - previous building work			2		2	1		1		3			9
Damage to compartmentation	3	8	3	4	4	4	3	4	3	3	2	2	43
Fire spread through gaps or voids in construction	1	5	6	3	3	2	2	2	5	1	4	3	37
No compartmentation in building	6	8	14	13	7	7	3	5	7	7	3	5	85
Other		5	7	2	2	2	4	2	4	5	3	1	37
Stopped/Checked spread	34	66	73	84	64	60	67	55	74	82	90	50	799
(blank)	119	46	47	65	50	67	54	45	49	69	79	44	734
Grand Total	165	148	162	178	135	149	139	119	146	177	190	109	1,817

Count of Incident Number	Calendar Year												
Were Active Safety Systems Present	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Grand Total
No	162	143	160	176	133	147	137	116	142	173	185	108	1,782
Unknown	1	3	2	2	2	2	2	3	4	2	4	1	28
Yes	2	2								2	1		7
Grand Total	165	148	162	178	135	149	139	119	146	177	190	109	1,817

Count of Incident Number	Calendar Year												
Number Of Fire Fighting Systems	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Grand Total
0	163	146	162	178	135	149	139	119	146	175	189	109	1,810
1	2	2								2	1		7
Grand Total	165	148	162	178	135	149	139	119	146	177	190	109	1,817

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>