



**SUBJECT: Fire Fines!!**

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### **Landlord and management company handed record fine over fire safety failures**

A corporate landlord and its management company, whose apartment building in London was destroyed by fire, have been fined a total of £250,000 having failed to carry out a fire risk assessment.

The fire broke out during the early hours, and eight fire engines and around 60 firefighters were called to tackle the blaze, which badly damaged the second, third and fourth floors of the apartment building. Thirteen people had to be rescued. Following the incident, inspectors from the London Fire Brigade (LFB) discovered several fire safety failings, including a lack of fire alarm or detection system inside the flats and communal areas, and no fire risk assessment in place for the building. They also found that the doors to the individual flats provided inadequate protection to the escape route in the event of a fire.



Sentenced at Crown Court, the property owner along with the management company, of the six-floor terraced house conversion, pleaded guilty to three offences under the Regulatory Reform (Fire Safety) Order 2005. The sentencing judge said both defendants had been aware of the fire safety failings within the property but reacted “by putting their heads in the sand”, and described the building as an “accident waiting to happen”. The landlord was fined £150,000 for not carrying out a fire risk assessment, failing to equip the premises with adequate fire detection, and failing to ensure persons could evacuate the building safely. The management company was fined £100,000, for the same breaches respectively.

The fine is the biggest financial penalty handed down in a fire safety prosecution case brought by the London Fire Brigade relating to a single privately rented property. LFB’s assistant commissioner for fire safety said: “The landlord and management company showed utter contempt for the safety of their tenants when they so blatantly ignored the fire safety failures in the building. Hopefully the size of the fine handed down in this case will send a strong message to others who ignore their fire safety responsibilities in such a brazen way.

All LCC property should have an up to date Fire risk assessment, if in doubt contact the [Corporate Property team](#) or see policy [G5- Fire](#), for further information and guidance

**If you require further assistance or clarification on the subject please contact:**  
[corporatehealth&safety@lincolnshire.gov.uk](mailto:corporatehealth&safety@lincolnshire.gov.uk)