Fire and HMOs

An analysis of fire fatalities
in Houses of Multiple Occupation
1996 to 2003

Nigel Cowell

with foreword by
Sir Alan Bailey KCB

Small Landlords' Association
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I would particularly like to thank **Georgina Ford** who, in her official capacity as a public contact point to the fire statistics collected by the **Office of the Deputy Prime Minister** (ODPM) has been so helpful in providing advice and spreadsheets unavailable via the odpm web site. She has not only been helpful but in such a pleasant manner too.

I also thank **Tom Wallington** of the **London Fire Brigade** in his capacity of research officer for the Real Fire Library but also his unsung colleagues who have contributed to that work, especially those who had the foresight to collect the data and make it available.

I have leant very heavily on the **Real Fire Library** especially the report written in 2001 by **Paul Holborn** of **South Bank University** from which I have extracted data and diagrams.

I also thank my local coroner's office and my local fire brigade duty officer for advice on how to access official fire statistics on which this report so much depends.

Greatest credit perhaps goes to the **Small Landlords Association** (SLA) for commissioning me to write this report, the fee which has enabled me to set other things aside to pull together issues over which I had been mulling for a long time. In particular I must thank **Geoffrey Cutting** who has worked over many years on this subject, was clearly instrumental in my commission, and has been so generous with his time, experience and, above all, knowledge which has informed this report. I thank **Gareth Hardwick** from whom I have learnt so much about the business of being a landlord.

I also thank **Alan Bailey** for his critical examination of my arguments, his perceptive insights, and agreeing to write the foreword.

Finally, I thank my family for tolerance and forgiveness of neglect while I single mindedly pursued this report. A somewhat ironic admission given my conclusion that the root of safety at home lies, not in buildings but, in personal relationships.

The Author

Nigel Cowell trained in architecture and landscape at the same time as pursuing an active involvement in theatre. Despite spending 25 years in academia he is a fundamentally a practical man having built his own house and run a small building company. He is passionate about education, not only in his role as a university lecturer but also as a governor to a local school and having published a book aimed at supporting parents supporting their own children's education. He became a landlord for no better reason than providing a pension and was horrified to discover the level of bureaucratic interference which is what drove him to join the Small Landlords Association which in turn led to him becoming an anorak on the matter of HMOs and Fire Safety.

Foreword

It is important that, before governments make regulations which place new burdens on private business, there should be a full assessment of prospective benefits, costs and risks, based on the fullest available evidence, made public so that the judgements involved can be debated and understood. Too often there is an inclination to act on partial evidence, or to give too much weight to individual cases, subjective hunches about risks, and uninformed media outcry.

This report examines the proposal, in the Housing Bill 2003, to require licensing of "higher risk" houses in multiple occupation (HMOs), in order to reduce fire risk, on the basis that the fire risk in HMOs is six times higher than in single occupancy houses. The author, Nigel Cowell, has made a study of the evidence, including unpublished statistics, which challenges this basis. The report examines the information cited in the Bill in support of the proposal (the "ENTEC Report", 1997), finding it incomplete and unconvincing. The author has extracted further evidence which makes possible a fuller assessment of risks and costs, and shows that the fire fatality and injury rates are marginally lower than in the equivalent single occupancy dwellings.The result of this further investigation makes a strong case that the proposal is not well-founded, and would impose costs on small businesses far outweighing any minimal benefit from reduced fire risk.

In my judgement this is a well-argued case, which the government should take seriously and face squarely before reaching a final decision on the proposed regulations. My judgement is based on my experience with detailed risk assessments of transport fatalities during my six years as Permanent Secretary, Department of Transport, and my study of fire risks as Chairman of the Windsor Castle Fire Inquiry, 1993.

Alan Bailey

The confusingly named ENTEC report is officially titled *Fire Risk in Houses in Multiple Occupation: Research Report* published by DETR 1997 ISBN 0 11 753443 9 price £35 plus p&p.

The findings are based on 1994/5 fire statistics set against estimates of HMO numbers from unrelated sources.

Housing Bill 2003 p. 230 para 11 emboldenment by this author

"Risk assessment carried out by ENTEC for the DETR on fire safety in HMOs concluded that in all houses converted into bedsits, the annual risk of death per person is 1 in 50,000 (six times higher than in single occupancy houses). In the case of bedsit houses comprising three or more storeys the risk is 1 in 18,600 (sixteen times higher). ***The ENTEC report represents the only formal risk assessment available on HMOs****"*

The Housing Bill proposes mandatory licensing of HMOs on the justification of Entec's findings in 1997. This report exposes weaknesses in the ENTEC report, and using more recent data, up to June 2003, shows that the fatality rate in HMOs is very much lower than that estimated by ENTEC.

derived from data drawn from official fire statistics from 1996 to 2001

This new evidence shows that the fatality and injury rates in multiple occupancy dwellings are marginally lower than in the equivalent single occupancy dwellings.

Appendix C, pp 107- 145 of Entec Report

This report also further analyses the data published in the ENTEC report to show that the proposed legislation probably would not have saved a single life in the 87 case studies in the ENTEC report.

This report also analyses data provided by the London Fire Brigade in its Real Fire Library which has recorded each and every HMO fire fatalitiy in London from 1996 to now. As with the analysis of the ENTEC report this shows that few, if any, lives would be saved as a result of introducing the proposed legislation.

For Definitions see Appendix E at end of report

Executive summary

This report draws data from a number of different sources: published fire statistics plus unpublished data from the Fire Statistics Division of the Office of the Deputy Prime Minister; a published report plus unpublished data from 1996 to June 2003 from the London Fire Brigade; the Entec Report, a 1997 study of HMO fires in 1994/5; and results of the Survey of English Housing and Census 2001, both published by National Statistics.

Extrapolating from London fire figures, this report concludes that there are only about ten fire fatalities a year in bedsits, only about one fire fatality every two years in shared houses, plus about ten fire fatalities a year in converted flats of all tenures. Drawing from UK fire statistics, this report concludes that there are about 12.5 fire fatalities per year in houses in multiple occupation, excluding flats.

Live tables, published by ODPM reproduced in appendix C give bedsit figures of 21,000 in 1999/00, 24,000 in 2000/01 and 11,000 in 2001/02. Sampling only 1 in a 1000 dwellings these figures can only be indicative.

Computing risk factors finds that the bedsit fatality rate has statistically risen to about 1 in 1,700, up from 1 in 50,000, according to Entec, in 1994/5. The main reason is not an increase in the number of fatalities but a drop in bedsit numbers from an estimated 165,000 in 1996 to an estimate of only 17,000 in 1999/2002. It is thought that the dramatic fall in HMO numbers is an indication of landlords already pulling out of this sector.

By contrast, shared houses appear stunningly safe with a fatality rate of about only 1 per million compared to the national average for all dwellings of 8 per million (1 in 125,000). This is attributed partly to the presence of others to effect rescue in the event of fire, but partly because shared housing is the domain of able bodied, cognisant, young adults. By contrast, it is the elderly and very young children who are most at risk.

Converted flats, in many people's eyes not HMOs at all, have about 10 fatalities per year which computes to a fatality rate of about 6 per million, slightly lower than the national average of 8 per million in all dwellings. About half of all converted flats are in owner-occupation.

Paul G Holborn
The Real Fire Library - An analysis of fatal fires 1996-2000
London Fire Brigade 2001

According to London Fire Brigade, the highest risk in terms of dwelling type is council housing. 32% of London's fire fatalities (1996 –2000) were in local authority dwellings which account for 18% of London's households.

The London Fire Brigade report noted that there were, statistically, most fire fatalities in purpose built flats and in local authority housing. But, in all cases, it can be seen that the dwelling type makes little difference. It is the nature of the occupant that is crucial. Until this is properly recognised, there is unlikely to be any significant reduction in fire fatalities.

Licensing of HMOs, as proposed by the Housing Bill, is likely to cost about £14 million per year in license fees alone and is unlikely to lead to saving, on average, more than one life every couple of years. The real cost, including upgrading of properties, would be very much greater than the license fees alone and may amount to about £50million per life saved.

Department of Trade and Industry research in 1997 concluded that statistical lives should generally be valued at between £2 million and £4 million.

It is noted that there is a high level of alcoholism amongst HMO fire victims and that the vast majority of fatalities are self-inflicted. Hearts must go out to the innocent children who died in some of the fires, but it must also be recognised that failing to address the real problems puts the lives of yet more children at risk.

Fire safety measures typically focus on means of escape, and fail to recognise that the key to saving lives must be in stopping the fires happening in the first instance.

The London Fire brigade concluded, for all dwelling types, that those most at risk were the elderly, smokers, people with disabilities and people living alone or in the most deprived communities.

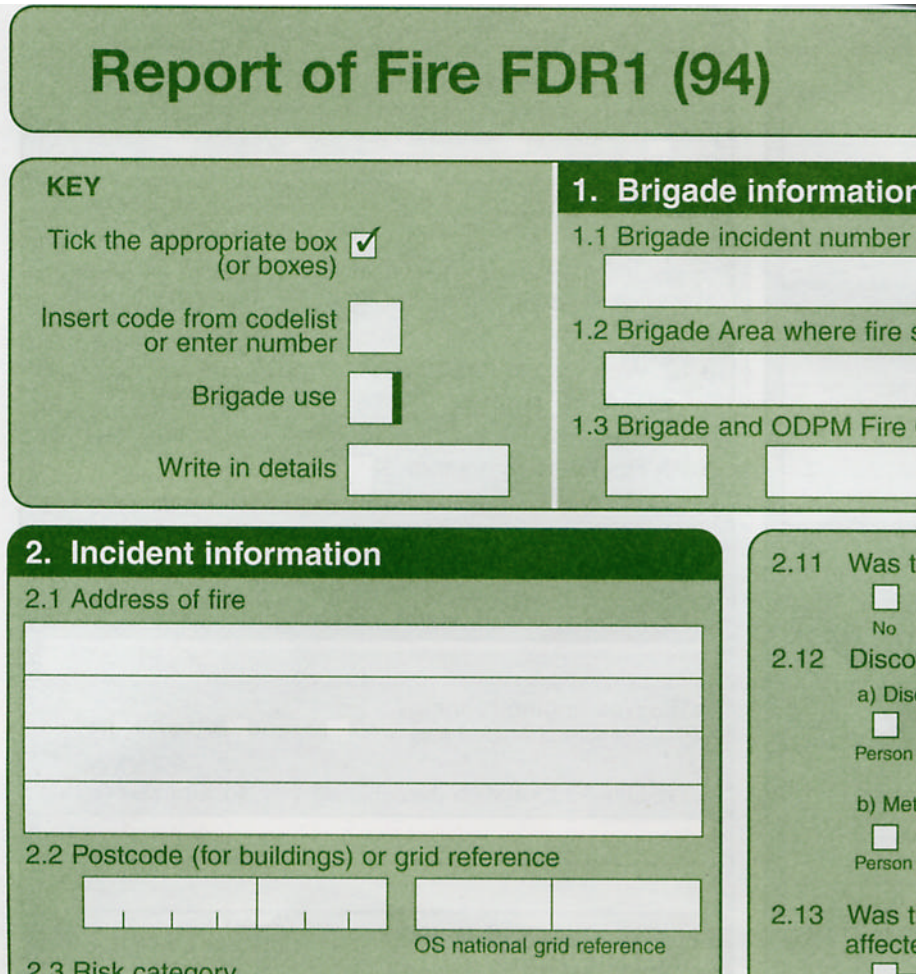
High risk properties are not, and never were, those defined by building types but those which house the most vunerable sectors of our community: the poor, the elderly, the disabled, the smokers and the drinkers. If there is to be a licensing scheme, then this is where the focus should be; not on specific building types but on those buildings housing the most vulnerable sectors of our community.

Recording Fire Deaths

telephone conversations with local coroner's office and duty officer at local fire brigade 16th May 2003

Every fire death is meticulously recorded. Each is the subject of a coroner's inquiry. The coroner's records are kept locally, filed under the name of the deceased but the fire reports are all sent to the Office of the Deputy Prime Minister (ODPM).

FDR1 collects four A4 pages of information on each fire which is then forwarded to ODPM providing the data for the official statistics.


Report of Fire FDR1 (94)

KEY

Tick the appropriate box (or boxes)

Insert code from codelist or enter number

Brigade use

Write in details

1. Brigade information

1.1 Brigade incident number

1.2 Brigade Area where fire

1.3 Brigade and ODPM Fire

2. Incident information

2.1 Address of fire

2.2 Postcode (for buildings) or grid reference

OS national grid reference

2.11 Was t

No

2.12 Disco

a) Dis

Person

b) Met

Person

2.13 Was t affecte

Entered into an electronic data base, it would seem simplicity itself to extract the five hundred or so fire fatalities each year for more detailed analysis. The writer has requested the raw data to do that work himself, if for only a single year, say 2000.

I think it important that if people have the evidence, that they actually produce it"

Tony Blair
Prime Minister
2nd June 2001

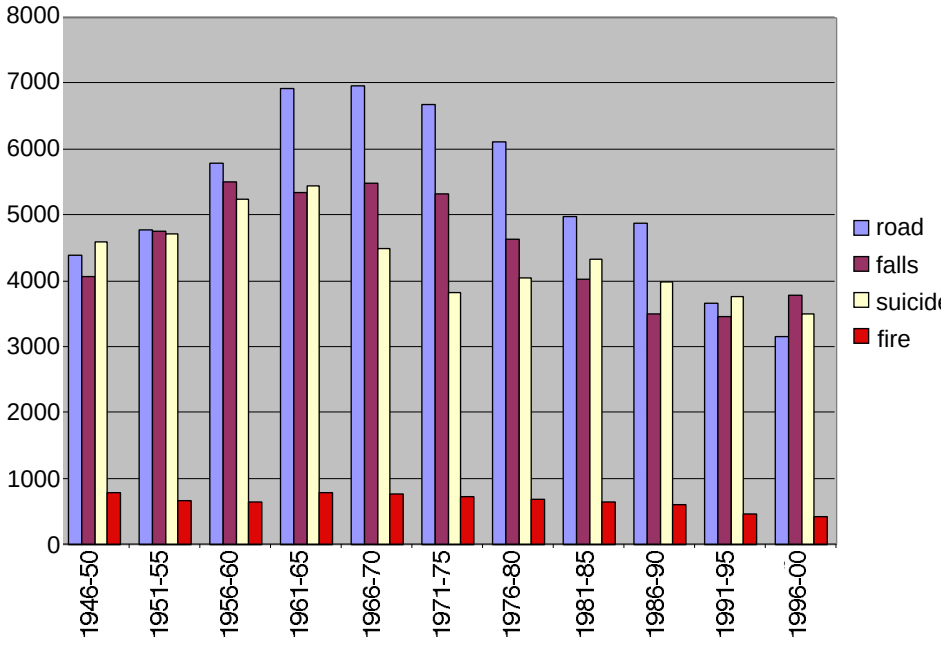
Although this would seem to be so easy, and despite the genuine helpfulness of ODPM staff this seems to be unobtainable.

The author wishes to carry out a detailed analysis to discover:

a) the exact number of HMO fire deaths
b) the cause of each HMO fire death and
c) whether the proposed legislation would have saved a life.

Fire in Perspective

Compared to road accident fatalities, deaths due to falls in the home and suicide (excluding accidental poisoning) domestic fire fatalities are, thankfully, very few.



Fire Statistics, UK 2001, ONS April 2003

In 2001, 377 people died in domestic fires in England and Wales.

National Suicide Prevention Strategy for England Department for Health, 2002

It is officially estimated that over 5000 people in England alone take their own lives each year.

Mortality Statistics, 2000, Series DH4 no 25, ONS 2001

Even more die as a result of accidental falls in the home, mainly the elderly.

Smoking Kills. Department of Health White Paper 1998

But nothing compares to the officially estimated 120,000+ who die each year from smoking.

About 40% of all domestic fatal fire accidents are due to smoking. In HMOs the proportion is about 60%.

Single and Multiple Occupancy Compared

Official statistics for fire accidents in 2001 (latest reporting year) show the following:

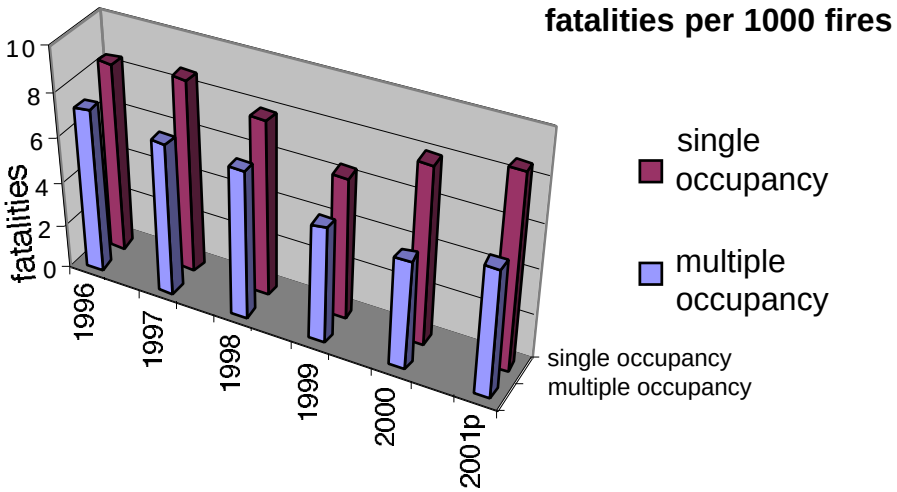
Fire Statistics, United Kingdom, 2001
National Statistics, April 2003

2001 (provisional)	**England and Wales**		
	Fires	Casualties	
		Fatal	Non-Fatal
Single occupancy dwellings	30,244	253	11,732
Multiple occupancy dwellings	23,748	118	4,884

A simple computation shows **fewer casulties per 1000 fires** in multiple occupancy than in single occupancy.

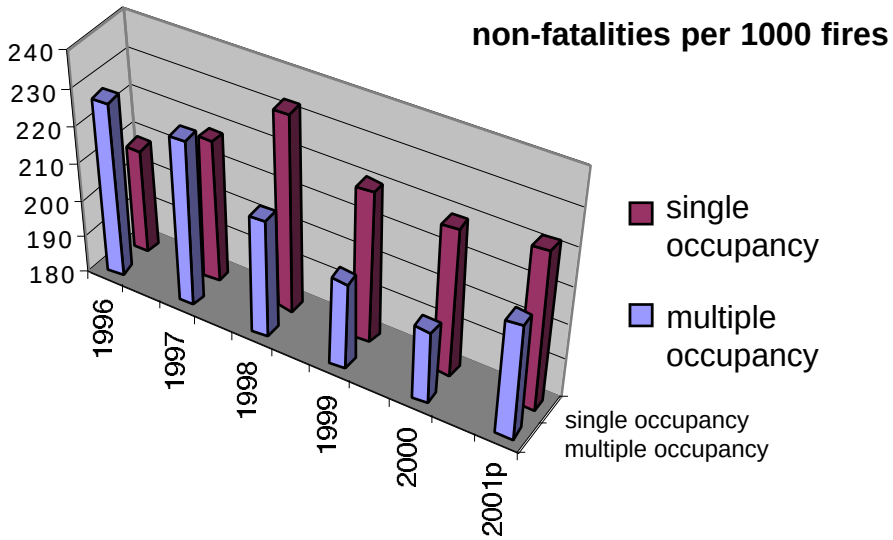
	per 1000 fires	
Single occupancy dwellings	8.4	388
Multiple occupancy dwellings	5.0	206

This difference in fatality rates has held for the past six years. Consistently from 1996 to 2001 the fatality rate in multiple occupancy is lower than in single occupancy.



Graphs drawn from data sent via e-mail from Georgina.Ford@odpm.gsi.gov.uk

A more erratic picture emerges for non-fatalities, but there is the same difference over the past four years and on average over six years.



The fire statistics for multiple occupancy have to be treated with caution because they include purpose built flats, which would not be deemed HMOs as proposed by the Housing Bill.

However, a detailed breakdown identifies the differences. Over half of the fires occurred in houses, detached, semi-detached and terraced. Each of these types have been split between single and multiple occupancy.

via e-mail from Georgina.Ford@odpm.gsi.gov.uk

2001p	Fires	Fatalities	Non-fatal casualties
Total	58,070	377	11,732
House - detached : Single	4,471	35	656
House - detached : Multiple	213	2	39
House - detached :unspecified	261	0	1
House - semi detached : Single	10,194	80	2,227
House - semi detached : Multiple	273	2	47
House - semi detached : unspecified	629	0	13
House - Terraced : Single	12,236	121	3,227
House - Terraced : Multiple	557	4	142
House - Terraced :unspecified	1,914	0	26
Flat : Multiple	16,988	80	3,443
Flat : Other/unspecified	624	0	35
Not specified : Single	3,343	17	594
Not specified : Multiple	5,716	30	1,213
Not specified : Other/unspec	379	0	13
Mobile Home, Houseboats, Other	271	6	56

Whilst over half (53%) of the reported fires in 2001 were in houses, multiple occupancy houses accounted for just 8 (ringed in red) of the 377 accidental dwelling deaths in 2001.

This same pattern of few deaths in multiple occupancy houses (excluding flats) occurs in the earlier years too:

Year	fatalities
1996	8
1997	17
1998	17
1999	10
2000	11
2001p	8 This gives an average of 12.5 per year.

Housing Bill p 235 on Option 2, Mandatory licensing of Higher Risk HMOs (Preferred Option)

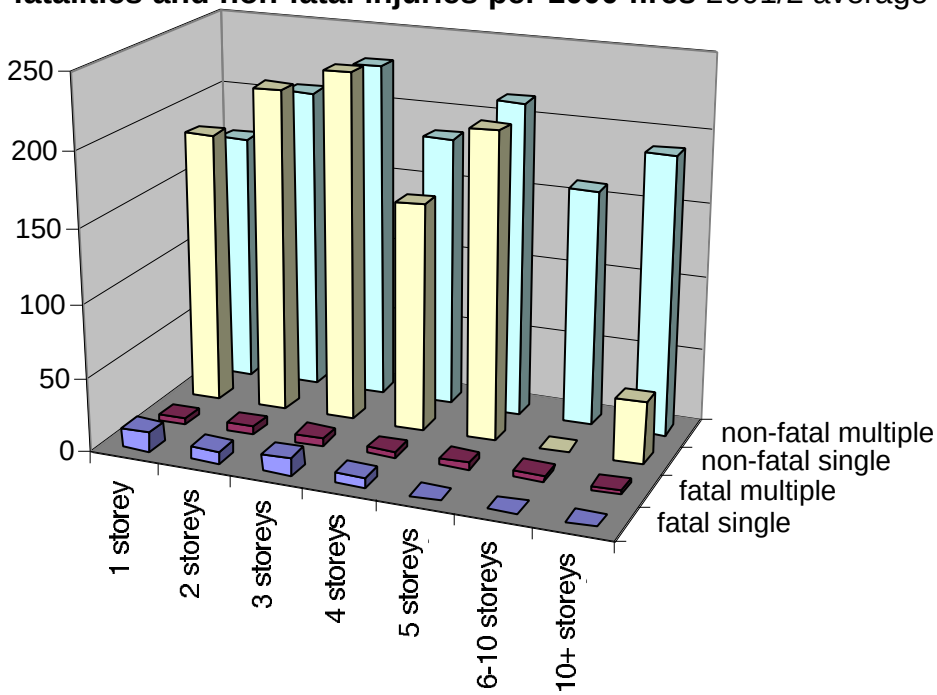
"It is estimated that the number of deaths saved might be 25% (assuming 53 deaths per year). This would lead to 11 lives being saved per year" [sic].

Aside from the arithmetrical error, this 'assumption' of 53 deaths per year in HMOs is clearly much too high, as compared with the average of 12.5 a year in the official fire statistics.

Building height

Fire statistics from 2000 and 2001p show no significant correlation with building height, especially in multiple occupancy. The peak for both fatalities appears to be in three storey buildings. although no explanation is offered.

fatalities and non-fatal injuries per 1000 fires 2001/2 average



Over the years 2000 and 2001 an average of 88.5 people died due to fire in buildings of 3 or more storeys in height and in multiple occupancy, including flats.

Fire fatalities in multiple occupancy buildings 2000 and 2001p

	2000	2001p	average
1 storey	2	3	
2 storey	71	68	
3 storey	47	53	50
4 storey	23	18	20.5
5 storey	5	6	5.5
6-10 storeys	5	7	6
10+ storeys	5	8	6.5
			88.5

English Housing Survey 1999/00 table A1.20 op cit

There are 3.3 million dwellings in buildings of three or more storeys in height. 21% of these are privately rented.

See also later (p.20) analysis of ENTEC Report showing that in, at most, only 2% of fire fatalities might the victims have escaped via a window if the building had been lower.

There are nearly 3 million flats (21% privately rented) all heights.

The estimated 120,000 'high risk' HMOs would account for just 4% of the above.

Suicide and Fire Death

National Suicide Prevention Strategy for England op cit

"Around 5000 people take their own lives in England every year. In the last 20 years or so, suicide rates have fallen in older men, but risen in young men. The majority of suicides now occur in young adult males. In men under 35, suicide is the most common form of death."

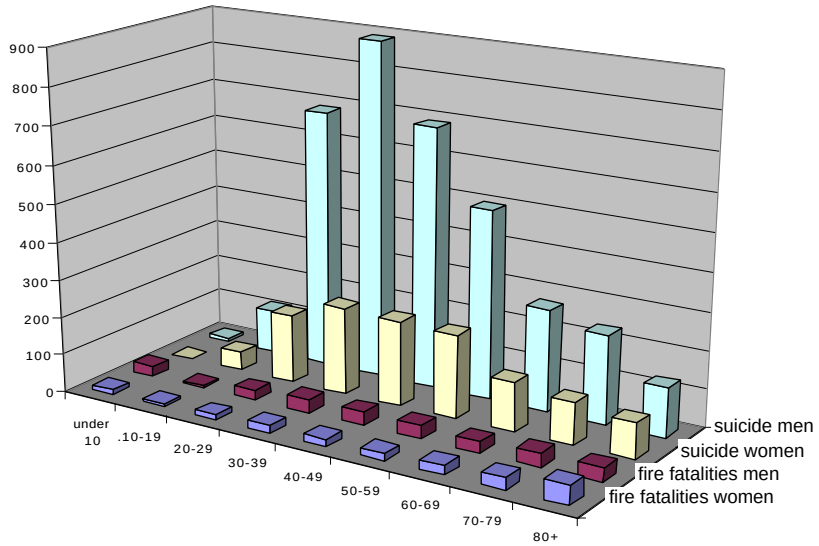
ibid

"Many of the risk factors are known from research - being male, living alone, unemployment, alcohol or drug misuse, mental illness."

Suicide figures from *National Suicide Prevention Strategy for England* op cit

Fire figures from *Fire Statistics, UK 2001* op cit

suicide figures include undetermined injury



To what extent are fire deaths also the product of '*living alone, unemployment, alcohol or drug misuse, mental illness*'?

Isolating fires, isolates people too, making them 'live alone'.

We, as a society, need to address the issues which make people value their lives so little that they hang themselves or set themselves alight.

Few tenants want the institutional qualities which accompany so many fire protection measures. CALM (Campaign Against Living Miserably) is a suicide support line. The name speaks volumes.

Surely we need to seek measures which serve all interests. More than most others, landlords do not want fires in their properties. Making tenants happy is excellent business sense.

A happy home is a safe home

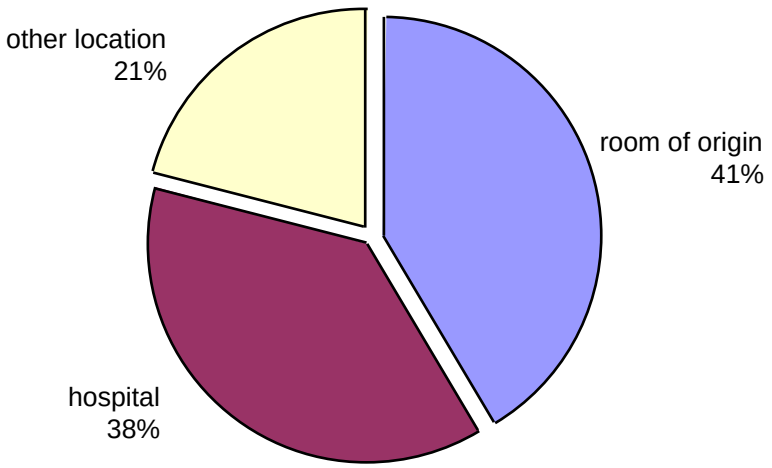
" I really love this old house with its panelled doors and corniced ceilings. I love my housemates too, they are really good friends."

Place of Death

In this report 'died in room of origin' is shorthand for sustaining injury which was fatal, even if several weeks after the event.

The UK fire statistics suggest that nearly as many people die beyond the room of origin as in it. The terminology is 'location of casualty'. In the year 2000 (the latest fully confirmed year) 217 fatalities are recorded 'in the room of origin' and 180 'beyond the room of origin'. This ratio is typical of other years too and is based on FDR1 forms.

But a different picture emerges from the more detailed studies made by the London Fire Brigade which publishes the following pie chart.



The Real Fire Library Analysis of Fatal Fires 1996-2000
Paul G Holborn
London Fire Brigade 2001

" A similar number of deaths occurred in the room of fire origin (115 fatalities) as took place once the victim was taken to hospital (105 fatalities). The remaining 21% (59 fatalities) occured in other loca - tions such as rooms outside that where the fire originated, outside the dwelling or in the ambulance"

In the national statistics it seems that about 55% of all fatalities die in the room of origin whereas in London it is 41%. This may reflect ambiguity in the FDR1 form or perhaps a difference in a dense city where rescuers are on hand,

Fire Statistics, United Kingdom, 2001

The national statistics (table 4, p 68) give the following on spread of fire in dwellings:

percent

Year	1998	1999	2000	2001p
confined to item	49	48	50	49
beyond item but confined to room	40	40	39	40
elsewhere in building	7	8	7	7
beyond building	1	1	1	1
no fire damage	3	3	3	3

We can only speculate as to why it is that there seems to be a disparity between the London figures and the national figures. However, in the London HMO case studies details were provided on the 'number of rooms/spaces involved'.

In London HMOs from 1996 to June 2003 there were 63 fires which caused 70 fatalities. Of those 63 fatal fires, 19 involved other rooms or spaces. However, it seems that, it is only in the sad case of the entire family in a converted flat, that the spread of fire or, more probably, smoke beyond the room of origin killed others too.

Because HMOs are rarely occupied by families, the likelihood of others being killed by the same fire is reduced. It is noted in the HMO case studies both from Entec and from London that multiple fatalities are normally associated with families.

The pie chart reproduced below from the London Fire Brigade report gives the breakdown of why the victim was found adjacent to the fire.

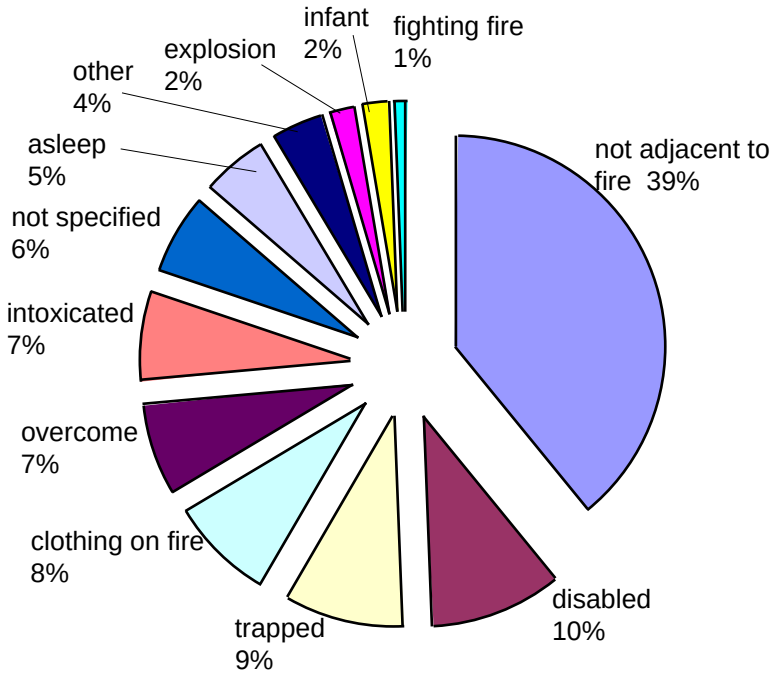


diagram and text from Real fire Library op cit

"In 39% of cases (110 deaths) the victim was not found adjacent to the fire. The remaining 61% of victims were found adjacent to the fire for a variety of reasons. The most frequently cited explanation... were "disabled "(28 deaths), "trapped" by the fire (24 deaths), had their "clothing set on fire" (22 deaths), were "overcome" by smoke (20 deaths) or were "intoxicated" by alcohol or other drugs (19 deaths). Less common reasons given were that the victim was "asleep" (15 deaths), because of an "explosion" (6 deaths), or because the victim was an "infant" (5 deaths). Only 4 deaths adjacent to the fire were attributed to the victim fighting the fire, although this may also be covered in part by other explanations eg "overcome" or "trapped" while fighting the fire"

NB. In the period 1996 to 2000, in London, 14 HMO fatalities were at or above 80mg and thus "intoxicated". In the same period, in all London dwelling fires there were just 19 deaths where the explanation is "intoxicated".

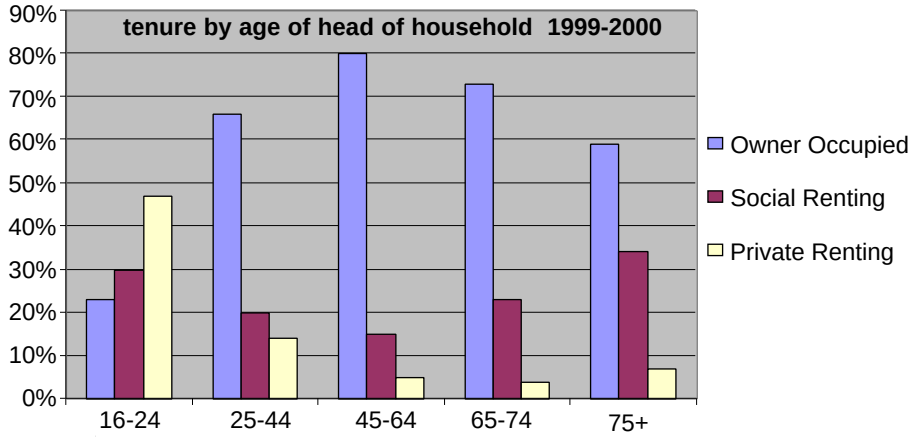
Private Sector HMOs

Housing Bill
p16 para 3
op cit

"...HMOs should provide a safe and acceptable, if basic, form of affordable accommodation for their mainly young or socially or economically disadvantaged occupants"

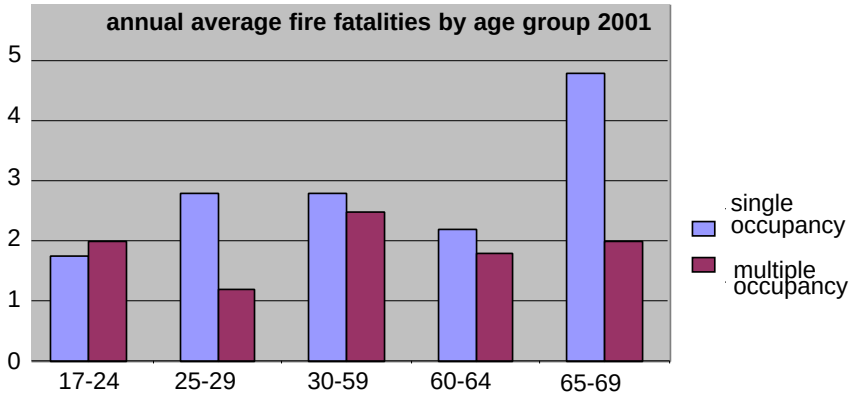
Indeed, the private rented sector is the principal supplier of housing for the young as the chart below shows.

Housing in England 1999/00
DTLR Aug 2001



Now, if there were any truth in the allegation that this housing was unsafe then it should show up in the statistics.

from spreadsheet sent
via e-mail from
Georgina.Ford@odpm.gsi.gov.uk



Survey of English Housing
op cit

Although those under 30 are predominately housed in the Private Rented Sector (PRS) and although many, probably most, live in shared accommodation the total fire fatalities are lower than those in the 30+ age groups.

Housing Statistics Summary No 6
www.housing.odpm.gov.uk/statistics/
publicat/summaries/006/index.htm

In 1998/9 it was shown that the proportion of young women living independently first exceeded 50% at around the age of 20 or 21, and men at about 25. By the age of 30, most were living independently.

Bedsits

The English House Condition Survey 1996, quoted in the Housing Bill, estimated there to be 165,000 bedsit households.

Average over three years sampled from c 1 in 1000 households

The Survey of English Housing estimates there to be just 17,000 bedsit tenancies in 1999/2002.

Both surveys are only estimates but still demonstrate a dramatic fall in bedsit accommodation since 1996.

The Survey of English Housing has recorded a dramatic decline in 'not self contained ' tenancies in just three years:

from table A5.17 "Type of accommodation occupied by tenancy group and if self contained by type of letting". www.statistics.gov.uk.

1999/2000	528,000	23% of all private tenancies
2000/2001	420,000	19% of all private tenancies
2001/2002	270,000	13% of all private tenacies

The bedsit figures indicate that only about 4% of 'not self-contained' units are bedsits. Accommodation ads in newspapers indicate about the same ratio.

The London Fire Brigade has provided details of all London HMO Fire fatalities since 1996. The bedsit fatalities are:

1996	zero
1997	four
1998	four
1999	two
2000	two
2001	three
2002	zero
2003	two (to mid June)

Whilst total bedsit numbers have fallen to only about 7% of those in 1996, fire fatalities have shown no proportionate fall. This may be because the figures are too small to be statistically significant. Maybe it is because the only remaining residents of this rapidly declining sector are the vulnerable.

Whatever the explanation, **there is clear evidence of a rapid drop in bedsit numbers in recent years**

The English Housing Survey shows that 28.7% of 'not self-contained' accommodation is in London. Extrapolating London's figures suggests maybe ten bedsit fire fatalities annually in the remaining 11,000 bedsits or nearly one fire fatality per 1000 bedsits. In 1996, according to Entec it was just one per 50,000. Since Entec, it has got fifty times worse. Alternatively, and probably, **the vulnerable remain and all the hype does nothing to help them**.

Shared Housing

Just as there seems to be a decline in bedsits, according to the Survey of English Housing, there seems to be a decline in all 'not self-contained properties'.

Word on the street suggests that there remains a huge demand for, and thus a supply of, shared accommodation.

The English Housing Survey 2000/1 indicates that 139,000 'not self-contained' households (as opposed to tenancies) are in London. This author has assumed there to be 500,000 people living in shared accommodation in London. It is merely an informed guess, a *guestimate* and approximates to three people per household.

www.statistics.gov.uk/census2001/pyramids/printV/H.asp

www.housing.odpm.gov.uk/statistics/publicat/sumaries/006/index.htm

Census 2001 records 1,2231,157 men and women between 20 and 29 to be living in London. ODPM Housing Statistics Summary 1998/9 suggests that the vast majority of people have left home by the time they are 30. The average age of first time housebuyers is now about 32 but later in London because of high costs. Thus, half a million is probably a rather conservative estimate of the number of sharers in London.

But, despite this huge number, since 1996, up to June 2003 there have been just two accidental fire fatalities in shared accommodation in seven and a half years in London. There we also three deliberate fires, two suicides and the third the subject of a police inquiry.

The 0.5 represents the half a million people estimated to live in London's shared accommodation

Nationally, about 8 people per million population die each year in domestic fires. In London's shared accommodation it is closer to one person per million (5 fatalities ÷ 7.5 years x 0.5 = 1.3 per million).

Typical residents of shared accommodation are not vulnerable. Rarely do the elderly or the very young live in 'shared'houses. Nor do the socially dysfunctional.

Furthermore the notion, implicit in the Housing Bill, that only those in strict families or sexual liasons actually care for each other is stunningly misplaced. Most decent humans, and most are decent, will help others in genuine need. We may not give to beggars in the street, for good reason, but most will instigate a rescue and very many risk their own safety in doing so.

The Real Fire Library -analysis of fatal fires 1996-2000 p43 s 20.11.3
Paul G Holborn 2001, London Fire Brigade - Fire Investigation Group
www.london-fire.gov.uk

As the London Fire Brigade reports, over one third of fire fatalities either live alone, or were alone, at the time of the fire.

Sharing is Safe

as safe as houses
actually, much safer

Converted Flats

Survey of English Housing 2000/1
op cit

According to Survey of English Housing 2000/1 there are 807,000 households living in 'not purpose-built' flats in England. 408,000 of these are in London.

Living in Britain'
The General Household Survey 2001
National Statistics Office
p 44, table 4.15

The General Household Survey 2001 estimated the mean occupancy of private tenancies to be 2.16. For the purpose of this exercise let us assume a lower occupancy ratio for converted flats and estimate there to be 800,000 people in London living in converted flats.

Data from the London Fire Brigade indicates that 36 people died from fires in converted flats in the period 1996 to June 2003. That is an average of 4.8 people a year which computes to a fatality rate of 6 per million. A little lower than the 8 per million in all English dwellings.

Entec op cit
p27 table 2.3

This is markedly different from the estimate given by Entec which assumed an average fatality rate (based on 1994 and 1995 figures) of 19 fatalities per million (1 in 52,000).

Paul Holborn, for London Fire Brigade provides the following table for accidental fire fatality rates in London from 1996 to 2000.

Tre Real Fire Library ,
op cit
table 2, page 25

Dwelling type	Annual fire death rate per 100,000 dwellings	per million population
Detached houses	0.54	2.2
Semi-detached houses	1.52	6.3
Terraced houses	1.43	5.6
purpose built flats	2.67	11.4
converted flats	1.89	7.9

I have added the right hand column to give fatalities per million population, computed at 2.4 people per dwelling, to compare to the national average of 8 accidental fire fatalities per million population.

By contrast, Entec's figures (1994/5) are very much higher and need to be questioned.

Note also that the fatality rate for purpose built flats is significantly higher than for converted flats.

ibid, page 25

Note also that Holborn showed that 32% of London's accidental fire fatalities (1996-2000) we in local authority dwellings. The English Housing survey shows 18% of London's dwellings to be local authority. Much of London's council housing is in flats.

Survey of English Housing 2001

Note also that about half of all converted flats are owner- occupied. What will those owner occupiers say if they discover they are also HMOs and will have bureaucrats crawling all over them?

The Housing Bill proposes mandatory licensing of so called 'higher risk' HMOs. This is those of three or more storeys, accommodating five of more people.

The 87 case studies in the Entec report describe HMO fires which killed 85 people. Of these, 83 could not have been saved had this legislation been in place and the final two only might have been saved. Thus, this author claims, **the mandatory registration proposal would, at best, save only one life per year**.

Many died in the room of fire origin. If they could not even make the door, it is palpably ridiculous to suggest that they may have escaped through the window instead. The evidence is that remarkably few people even try to escape through windows, even in two storey buildings.

Entec suggested that smoke alarms in rooms could have woken victims from their slumbers. The evidence is that many are overcome by smoke which kills more than the fire itself. However, Entec forgets human frailties. People hate false alarms. Cigarettes or just dust will set off smoke alarms. So the standard practice of smokers is to disable the alarm. Regulations demanding they be mains wired onto a separate circuit make them all too easy to disconnect. In a modern installation it merely requires switching off the circuit breaker labelled 'fire alarm'. Where that is not possible, a plastic bag does the job just as well.

The probable annual fatality rate in such dwellings is no more than a dozen or so. But, even if the Housing Bill estimate of 53 were correct only one life a year would be saved.

In license fees alone this is likely to cost £14.4million (120,000 HMO's x average 6 'units' per HMO x £20 per unit (£100 spread over 5 years). The true cost, reflecting the upgrading of properties, would be very much higher, and would save, at most, a single life a year.

Ball D J, Ives D P, Wilson I G and Postkle M (1998), *The Optimisation of Consumer Safety,* report for teh Department of Trade and Industry Consumer Safety Unit, Oct. 1997

In 1997, a report commissioned by the Department of Trade and Industry suggested a statistical life might be valued at anything between £0.5million and £10million, but suggested somewhere between £2million and £4million to be a realistic range.

It would be difficult to argue a high figure for the majority of domestic fire victims even taking into account inflation since 1998.

Summary of Bedsit case studies.

These case studies are drawn from teh Entec Report op cit. Appendix C page 107 en seq

Typically the **fatality was in the room of origin and had himself started the fire**. No amount of regulation can help such people. In only one case (i, 7) was the height of the building instrumental and that was already known to the local authority (LA) which had already served notices. In any event, typical fire protection measures would not have served any purpose as the root problem was unsafe drying of clothes, an issue that fire protection measures do not address. Furthermore, had the door been closed it is highly probable that it would have been opened which would have caused flashover leading to much the same fatalities. The root problem here was not the lack of fire protection but the fire dangerous activity which started it.

Would licensing have saved any lives?

Assuming the recommended licensing of 'high risk' HMOs only was adopted.

Case i, 1 2 drunk occupants turned on gas cooker without lighting it. A gas cloud developed which ignited the gas and exploded, killing the 2 drunks. The 5 other occupants escaped.

Would licensing have saved any lives? Answer: No.

Being three storey was irrelevant, and the other occupiers escaped. Already known to LA.

Case i, 2 Drunk dropped cigarette onto a pile of clothing and was overcome in room of origin.

Would licensing have saved any lives? Answer: No.

Being three storey was irrelevant, fatality in room of origin, and the other occupiers escaped. Not known to LA

Case i, 3 Deliberate fire in unoccupied room. One fatality on 1st floor.

Would licensing have saved any lives? Answer: No.

Being three storey was irrelevant, and the other occupiers escaped. Known to LA which had already issued enforcement order. Mandatory powers had been ineffective.

Case i, 4 Candle fire on ground floor. All occupants escaped after trying to fight fire. No fatalities.

Would licensing have saved any lives? Answer: No.

No-one died

Case i, 5 Drunk discarded cigarette onto bedding. Top floor of 3 storey building.

Would licensing have saved any lives? Answer: No.

Being three storey was irrelevant, and the other 2 occupiers escaped. Not known to LA. Fewer than 5 occupants.

Case i, 6 Drunk dropped cigarette onto foam filled chair on ground floor. He raised the alarm and all rescued by fire brigade, three from ground floor and three from 1st floor. It is not explained why they needed the fire brigade. Door to room of origin open so smoke obstructed escape route.

Would licensing have saved any lives? Answer: No.

No-one died.

Case i, 7 Clothes drying in front of electric fire in an unocupied room with open door. Fire trapped occupants on top floor of three storey building who died attempting to esacpe. Seemingly a clear example of fatalities linked to building height.

Would licensing have saved any lives? Answer: No.

The building was already known to LA which had served a s.352 notice. Fire spread anyhow via open doors so fire improvements would probably have had little effect. What was really needed was a safer way of drying clothes, such as central heating.

Case i, 8 Drunk drops cigarette into pile of clothing on ground floor. Spread to foam furniture, smoke spread through open doors. All escaped.

Would licensing have saved any lives? Answer: No.

No-one died.

Case i, 9 Cigarette onto foam furniture in ground floor lounge of 2 storey building. One died in room of origin on ground floor.

Would licensing have saved any lives? Answer: No.

Two storeys thus not to be licensed. In any event, fatality in room of origin.

Case i, 10 Arson. 3 storey building. Not known to LA.

Would licensing have saved any lives? Answer: No.

No-one died.

Case i, 11 Clothes drying on gas heater caught alight. Fatality in room of origin. 3 stories. Not known to LA. Door contained fire and smoke to room of origin.

Would licensing have saved any lives?
Answer: Unlikely.

The fire was contained in the room of origin. It was very stupid to dry clothes on a gas fire.

Case i, 12 Gas fire ignited foam furniture. Fire and smoke contained in room of origin but penetrated floor. Already registered with LA as HMO.

Would licensing have saved any lives? Answer: No.

No-one died.

Case i, 13 Cigarette onto bedding. Fatality in room of origin.

Would licensing have saved any lives? Answer: No.

It was already known to LA and provided with fire safety measures which failed to save the life.

Case i, 14 Arson. Fire spread because arsonist left door open. 2 fatalities on 1st floor. Why didn't they escape through windows? No answer.

Would licensing have saved any lives? Answer: No.

Two storey building.

Case i, 15 Cigarette ignited bedding. 3 storey building. Fatality in room of origin.

Would licensing have saved any lives? Answer: No.

Fatality in room of origin. Fire alarm disabled.

Case i, 16 Cigarette on settee. Fatality in room of origin.

Would licensing have saved any lives? Answer: No.

This was an HMO owned by the LA.

Shared Houses

"shared houses which experience serious fires tend to be occupied by certain categories of people who may be at particular risk of experiencing fire" ENTEC p116.

Case ii, 1 2 drunks left chip pan on heat and went to sleep. 1 died.

Would licensing have saved any lives? Answer: No.

Only two storeys.

Case ii, 2 Suicide. 16 storey block of flats.

Would licensing have saved any lives? Answer: No.

Died in room of origin. Building height irrelevant.

Case ii, 3 Unattended chip pan. Rapid spread of fire. Neighbours raised alarm. All rescued by fire brigade,

Would licensing have saved any lives? Answer: No.

No-one died.

Case ii, 4 Arson. 3 escaped, 1 died, All on ground floor.

Would licensing have saved any lives? Answer: No.

Two storey only.

Case ii, 5 Child ignited cot in room of 4 children. 2 storey refuge for battered wives with 16 occupants.
Mother rescued 1 child, another rescued by fire brigade. 2 died

Would licensing have saved any lives? Answer: No.

Regularly inspected and met all regulations.

Case ii, 6 Arson. 2 storey, 24 occupant refuge. Met all regulations. All rescued.

Would licensing have saved any lives? Answer: No.

Two storeys and passed all regulations.

Case ii, 7 Smouldering cigarette in cupboard. Gas pipe ruptured.

Would licensing have saved any lives? Answer: No.

Two storey only.

Case ii, 8 Smoking or electrics. Drug abusers. 2 storeys.

Would licensing have saved any lives? Answer: No.

No fatalities. 2 storeys only. All escaped via stairs. Not known to LA. Probably a squat.

Case ii, 9 Arson. 3 storey, 13 occupants, s352 being served thus non-compliant but all escaped.

Would licensing have saved any lives? Answer: No.

No-one died.

Case ii, 10 Drunk using chip pan overcome. 3 escaped.

Would licensing have saved any lives? Answer: No.

Two storeys only.

Case ii, 11 Cigarette in bed. Learning difficulties. No fatalities

Would licensing have saved any lives? Answer: No.

No-one died and two storey only. Escape via stairs.

Case ii, 12 Arson. Housing Association followed LA advice. DSS referrals

Would licensing have saved any lives? Answer: No.

No-one died. Already known to LA.

Case ii, 13 Drunk smoking. All escaped via stairs. 2 storey. Not know to LA.

Would licensing have saved any lives? Answer: No.

No-one died. Two storey only.

Case ii, 14 Drunk smoking in bed. Fatality in room of origin. Known and inspected by LA.

Would licensing have saved any lives? Answer: No.

Fatality in room of origin. Inspected by LA.

Case ii, 15 Electrical fault ignited curtain. Fatality drunk and in room of origin. 5 escaped down stairs. One led down external stairs by brigade.

Would licensing have saved any lives? Answer: No.

Fatality drunk and in room of origin.

Case ii, 16 Smoking or electrical fault. Flashover when door opened spread fire into hall and stairs. Fatality on upper floor of 2 storey building. NB no escape via window.

Would licensing have saved any lives? Answer: No.

Already known to LA. S352 notice. Two storeys only.

Households with lodgers

Case iii, 1 Landlord dies investigating fire in bedroom. 1 storey, 2 occupants.

Would licensing have saved any lives? Answer: No.

One storey only.

Case iii, 2 Electric blanket fault in bed of fatality. 3 storey 7 residents. Previously fire certificate.

Would licensing have saved any lives? Answer: No.

Already fire certified. NB fire spread through floors and partitions, presumably held back by fire doors.

Case iii, 3 Drunk smoking. Owner investigating smoke, opened door which caused flashover which killed all 3 occupants. 2 storey 3 residents

Would licensing have saved any lives? Answer: No.

Only two storey, only 3 residents

Case iii, 4 Landlord smoking drops cigarette on to foam furniture or carpet and dies. Door (not fire rated?) held fire.

Would licensing have saved any lives? Answer: No.

Only 2 storeys, only two occupants. Fatality in room of origin.

Case iii, 5 Landlord smoking drops cigarette on to foam furniture.

Would licensing have saved any lives? Answer: No.

Only 2 storeys, only two occupants. No fatality. Landlords own mother, passing by, effected rescue.

Case iii, 6 Cigarette onto foam chair. Fatality in room of origin.

Would licensing have saved any lives? Answer: No.

Only 2 storeys, only three occupants. Fatality in room of origin.

Case iii, 7 Landlord dies in bed, electric blanket or cigarette. 3 storeys, 5 occupants.

Would licensing have saved any lives? Answer: No.

Fatality in room of origin. Fire contained by door…probably not fire rated.

Case iii, 8 Cigarette or light bulb ignite clothing. Mother and Father escape leaving infant to die in cot. 2 storeys, 6 occupants.

Would licensing have saved any lives? Answer: No.

Only 2 storeys. Fatality in room of origin.

Case iii, 9 Arson.

Would licensing have saved any lives? Answer: No.

Only 2 storeys, only three occupants.

Case iii, 10 Chip pan.

Would licensing have saved any lives? Answer: No.

Only 2 storeys, only two occupants. Overcome in room of origin.

Case iii, 11 Drunk smoking. Bungalow with loft conversion.

Would licensing have saved any lives? Answer: No.

Only 2 storeys, only two occupants. Rescued by neighbour.

Purpose Built HMOs

In London there were zero fire fatalities in purpose built HMO's in the period 1996 to June 2003

14 case studies, 12 fatalities

Mostly elderly people. In all cases fire confined to room of origin. All premises complied with regulations.

Would licensing have saved any lives? Answer: No.

All fatalities in room of origin and all complied with regulations anyhow.

It is noted in **case iv, 4** three staff members attempting rescue were injured and in **case iv, 6** that a staff member died whist attempting rescue. In both cases the occupant, who also died, started the fire by smoking.

Hostels

15 case studies, 11 fatalities

Would licensing have saved any lives? Answer: No.

All known by local authority which already had adequate powers to act. Additional powers would have no effect.

Houses converted to self contained flats

NB This section does not distinguish between flat of origin and room of origin. But, where evidence demonstrates that the fire did not spread beyond room of origin it can be reasonably assumed that the fatality was, in fact, in the room of origin.

Case vi, 1 Cigarette on bed. Fatality in flat (room?) of origin. 4 storeys. Smoke detected by neighbour who raised alarm.

Would licensing have saved any lives? Answer: No.

Fatality in flat of origin.

Case vi, 2 Chip pan fire spilled to floor and burnt through but fatality in flat of origin.

Would licensing have saved any lives? Answer: No.

Only 2 storeys. Fatality in room of origin.

Case vi, 3 Electric boiling ring used as heater

Would licensing have saved any lives? Answer: No.

The building was owned by the LA.

Case vi, 4 Cigarette on foam furniture. Fatality in basement flat of origin. 5 storeys.

Would licensing have saved any lives? Answer: No.

The building was owned by the LA. Fatality in room of origin.

Case vi, 5 Candle ignites foam furniture. Fatality in flat of origin.

Would licensing have saved any lives? Answer: No.

Fatality in room of origin.

Case vi, 6 Armchair too close to gas fire. Elderly occupants died in flat of origin. Younger occupants may have escaped.

Would licensing have saved any lives?

Answer: Very unlikely.

Fatality in flat (room?) of origin.

Case vi, 7 Arson. 5 fatalities. LA already had enforcement notice in place

Would licensing have saved any lives? Answer: No.

LA already had enforcement notice in place

Case vi, 8 Cigarette onto bedding. 2 fatalities in room of origin. Fire spread through floor to flat below but occupant still escaped. 3 storeys, three flats.

Would licensing have saved any lives? Answer: No.

Fatalities in room of origin.

Case vi, 9 Cigarette onto pile of clothing. Managed by housing association

Would licensing have saved any lives? Answer: No.

Managed by housing association.

Case vi, 10 Cigarette on bedding. Fatalities in flat of origin,

Would licensing have saved any lives? Answer: No.

Fatalities in room of origin.

Case vi, 11 Cigarette into waste bin.

Would licensing have saved any lives? Answer: No.

Fatality in room of origin.

Case vi, 12 Arson. No fatalities

Would licensing have saved any lives? Answer: No.

No fatalities

Case vi, 13 Smoking in bed. 2 storeys.

Would licensing have saved any lives? Answer: No.

Fatality in room of origin. 2 storeys only.

Case vi, 14 Arson. No fatalities.

Would licensing have saved any lives? Answer: No.

No fatalities.

Case vi, 15 Cigarette on foam furniture. 3 storeys, accommodation for 22 people.

Would licensing have saved any lives? Answer: No.

Fatality in room of origin.

Summary.

In 87 case studies there were about 85 fatalities (details are unclear in a couple of cases). In answer to the question "Would licensing have saved any lives" (assuming 'higher risk' only) the answer in 85 case studies (98%) is clearly NO. In the other two cases the answer is unlikely but let's 'play safe'. Let us admit that the proposed regulations might save the lives of 2% of fire casulties in 'higher risk' HMOs.

Analysing London

Approximately 15% of England's population live in Greater London, the same area as covered by the London Fire Brigade and the government region known as London. This consistency of boundary makes it good for analysis. London has a greater proportion of accommodation classified as HMO than elsewhere in the country. It has 28.7% of 'non self-contained' households according to the Survey of English Housing which also shows that just over half the country's converted flats are in London.

These case studies were provided by Tom Wallington of the London Fire Brigade via spreadsheets which are reproduced in the Appendix of this report

Best of all, for the purpose of this report London Fire Brigade has a Real Fire Library in which it records in detail all fire fatalities in London since 1996 and has provided this author with much useful data. The large spreadsheet is incorporated as an appendix to this report. But, to make life easier for the reader, and help my own analysis, I have summarised each and every case of HMO fire fatality from 1996 to June 2003 below. I start with Bedsits.

Bedsits

2.44 am, 13 Feb 96 32 year old man, very drunk from celebrating new job, drops cigarette on bedding. Top floor of three storey building.

Would licensing have saved any lives? Answer. No

He died in room of origin.

5.39 am, 17 Feb 97 51 year old very drunk man drop cigarette onto bedding. Ground Floor. Three storey building.

Would licensing have saved any lives? Answer. No

He died in room of origin.

1.16 am, 9 July 97 Very drunk 26 year old man drops cigarette onto duvet. Ground floor of two storey building.

Would licensing have saved any lives? Answer. No

He died in room of origin.

4.09 pm, 30 July 97 Arsonist set light to sofa cover on 1st floor of five storey building. 38 year old woman dies.

Would licensing have saved any lives? Answer. Do not know.

Deliberate. We do not know if arsonist intended to kill woman.

12.35 am, 28 Dec 97 78 year old frail man who had been drinking with friend drops bedlinen onto hotplate. 2nd floor of 4 storey building.

Would licensing have saved any lives? Answer. No

He died in room of origin.

9.50 am, 19 Feb 98 Mentally disabled recluse ignites accumulated rubbish with candle. Ground Floor of two storey building.

Would licensing have saved any lives? Answer. No

He died in room of origin.

6.43 am, 29 Mar 98 Three backpackers, one female aged 21 and two male aged 24 and 27 moderately drunk set fire to kitchen with candle. Ground Floor of three storey building. Fire and smoke spread through eight rooms killing all three backpackers, but no one else.

Would licensing have saved any lives?

Answer. Probably.

More details needed.

7.21 pm, 21 Apr 98 Suicide victim (man, age unknown) lit accelerant vapour with disposable lighter in bedsitter on first floor or two storey house.

Would licensing have saved any lives? Answer. No

He died in room of origin. Suicide.

11.00 pm 24 Aug 98 Unemployed man, 48 dies from a fire in first floor bedsit of four storey house. A portable heater started the fire but it is not known what was iginted.

Would licensing have saved any lives? Answer. No

He died in room of origin.

12.58am 13 Sept 98 63 year old man somehow ignites paper in ground floor bedsitter in two storey building. Fire and smoke restricted to room of origin

Would licensing have saved any lives? Answer. No

He died in room of origin.

10.25 am 18 Sept 98 Deliberate ignition of flammable vapour on ground floor of two storey house by 29 year old, mentally disabled female. Fire and smoke restricted to room of origin.

Would licensing have saved any lives? Answer. No

She died in room of origin. Suicide.

2.57 am 2 Feb 99 72 year old retired artist “living in squalor” set light to paper in ground floor bedsitter of three storey house. Fire and smoke restricted to room.

Would licensing have saved any lives? Answer. No

He died in room of origin. Ground floor.

10.10 am, 2 Apr 99. Two year old boy left alone in 2nd floor bedsit of four storey building with a lit candle (religious) which set fire to paper.

Would licensing have saved any lives? Answer. No

Two year old boy died in room of origin.

10.05 am 11 Feb 00 Fairly drunk (110mg) 72 year old woman drops cigarette onto settee on ground floor of two storey bedsit.

Would licensing have saved any lives? Answer. No

She died in room of origin in two storey house.

6.53 am, 26 Nov 00 85 year old widow drops cigarette onto towelling. Unknown floor of four storey building. Fire and smoke restricted to room of origin.

Would licensing have saved any lives? Answer. No

She died in room of origin.

10.42 pm 11 Nov 01 30 year old male playing with fireworks sets light to Christmas tree in second floor bedsit of three storey building. Fire and smoke restricted to room of origin.

Would licensing have saved any lives? Answer. No

He died in room of origin.

4.41 am, 20 Apr 01 19 year old very drunk man drops naked flame onto fabrics in second floor bedsit in three storey building.

Would licensing have saved any lives? Answer. No

He died in room of origin.

2.52 pm 7 may 01 Person, age and sex unknown, deliberately used naked flame on something unknown in first floor bedsit of three storey house.

Would licensing have saved any lives? Answer. No

He died in room of origin.

6.09 pm, 20 Oct 01 55 year old very drunk (297mg) landlady living with husband and two children in their own HMO dropped cigarrette onto bedding on first floor of three storey semi detached house.

Would licensing have saved any lives? Answer. No

She died in room of origin.

10.25 pm,17 Nov 02 No details of fatality or cause save for one person on first floor in fire restricted to room of origin.

Would licensing have saved any lives? Answer. No

He/she died in room of origin.

5.25 pm, 13 Feb 03 Two men, 45 and 66 die because of cigarette dropped onto bedding on first floor of three storey building. Fire and smoke spread to three rooms. No further details.

Would licensing have saved any lives?
Answer. Probably.

Too few details to judge but probably one victim was 'innocent' and would have been protected by better fire safety measures.

11.20 pm, 15 Mar 03 Very drunk (321mg) 45 year old woman ignites fabrics with naked flame on ground floor of four storey house. Fire and fatality restricted to room of origin.

Would licensing have saved any lives? Answer. No

She died in room of origin.

Discussion

A total of 25 fire deaths, including suicides and arson, in seven and a half years. Licensing may, but only may, have saved the lives of the three backpackers and possibly the life of one of the men in the early evening (5.25 pm) of Thursday 13 February 2003.

Frankly, one wonders even in these cases. Just why did three back-packers die from a fire started by a candle in the kitchen? And, how come they were the only victims in an eight room, three floor house at 6.43 in the morning?

Why was the 'innocent' man [13 Feb 03] trapped on the first floor? Why did he not escape through the window?

Even if these four lives had been saved it would have averaged out at just over one every two years. Admittedly, these details are for London alone, but given that London has 28% of England's 'non self-contained' accommodation this suggests that the national number of bedsit fire fatalities saved would still be less than two per year.

It is also clear that, in each and every instance, the fire was caused by the careless or deliberate acts of the occupants. This bedsit list includes every case provided by the London Fire Brigade.

In the case of the very drunk (297mg) 55 year old mum cum landlady who dropped a cigarrette onto her bed at about 6pm it is probably unfair to class the property as bedsit. Probably, the three storey semi had a bedsit or two on the ground floor whilst the family lived in the upper part of the house.

There is also the question of ownership of other HMO properties. They are not the exclusive preserve of the private rented sector and several are probably owned by care groups or housing associations.

Shared Houses

During seven and a half years there were just two accidental fire fatalities and three deliberate fire fatalities in Greater London in shared houses.

The Survey of English Housing indicates that about 28% of 'non self contained' accommodation is in London. Extrapolating London's figures would suggest a total of about 18 nationally over a period of 7.5 years, an average of 2.3 per year. Entec's case studies cover the period 1992 – 1996.

P47, table 3.8 of the Entec Report shows:

Year	smoking	misuse of appliances	elec/gas fault	play fire	unknown
1994	0	1	0	0	1
1995	2	1	1	1	2

Thus, the total shared house fatal fires in 1994 was two and the figure of seven in 1995 would appear to be exceptional or wrong. (see p 36 discussion on converted flats)

Entec's study is based on the results from two years from disparate sources. By comparison, the figures provided by the London Fire Brigade are actual figures over seven and a half years, each one described below:

4.12 am, 8 Aug 97 Suspected murder. On the ground floor of a three storey house someone set light to flammable vapour killing a man of unknown age.

Would licensing have saved any lives? Answer. No

He was murdered in room of origin.

4.11 am, 23 Oct 97 A fairly drunk (125mg) 25 year old woman ignites clothing or bedding with a candle. She dies in the room of origin on the first floor of a two storey building.

Would licensing have saved any lives? Answer. No

She died in room of origin in a two storey building.

6.39 pm, 24 Feb 98 Mentally disturbed female aged 39 commits suicide by igniting petrol on ground floor of a three storey house.

Would licensing have saved any lives? Answer. No

She died in room of origin on ground floor. Suicide.

10.53 am, 25 Dec 00 An alcholic epileptic male aged 47 fell onto an electric heater during a fit. Ground floor of a two storey building.

Would licensing have saved any lives? Answer. No

He died in room of origin.

3.13 am, 16 Feb 03 A depressed schitzophrenic psychotic (under medication from St George's Hospital) pours petrol over himself and set light to it with a disposable lighter. Ground floor of two storey building.

Would licensing have saved any lives? Answer. No

He was dreadfully ill.

Summary:

Just two accidental deaths, plus a murder and a couple of suicides commited by people with serious mental problems. The alcoholic epileptic man would not have fallen onto a radiant heater in the kitchen had he been provided with a safer heating system, but surely this is a failure of social services which should have identified that as a serious risk and ensured that he was more safely housed. Perhaps the schizophrenic psychotic should have been sectioned, and maybe also the mentally disturbed 39 year old woman, but the NHS is stretched already. In any event, should the mentally ill be 'imprisoned' for their own safety? We can only speculate about the cause of the murder. As for intoxicated young women with candle lit bedrooms at four in the morning, what can we say.

We can say that **fire fatalities in shared accommodation are remarkably rare**. It is worth asking why?

Studying cases for all HMOs one by one reveals that, save for the children killed by parent's neglect, the vast majority of fire fatalities are self inflicted. Just as fire is, almost always, started by people, so people are rescuers. Living in shared accommodation, whether it be family or just friends, greatly increases the probability of being saved from one's own carelessness. Let us be blunt, most accidents are rooted in inadequate care and many in our society need caring for.

Lock someone behind a fire door and the probability of the fire being known to others, and thus a rescue made, is significantly reduced.

Hostels and B&Bs

10.07am, 29 Oct 96 Wardrobe set alight by 18 year old man.

Would licensing have saved any lives? Answer. No

Fatality in room of origin,

6.30am, 8 Oct 00 Careless disposal of cigarette kills very drunk (205mg) 38 year old man on second floor of 7 storey hotel

Would licensing have saved any lives? Answer. No

He died in room of origin

12.49 am, 26 Apr 02 Five year old boy dies because bedding too close to heater on first floor of four storey house.

Would licensing have saved any lives? Answer. No

He died in room of origin.

3.22pm 1 May 02 78 year old man dies for reasons unrecorded, on first floor of three storey building.

Would licensing have saved any lives? Answer. No

He almost certainly died in room of origin

Summary

Four fatalities (one deliberate) in seven and a half years. Hostels and B&Bs are already subject to a strict inspection regime. Additional licensing would serve no purpose.

We can have little sympathy for three of the victims but the fourth, a five year old boy who died because of his bed being too close to a heater, tugs at the heart strings. The bare details leave us speculating on why a five year old boy dies at lunchtime in late April due to bedding catching fire from a heater.

Converted Flats

In the period 1996 to June 2003, of the 70 HMO fatalities in London 36 (just over half) were in converted flats. In the Entec study of fires in 1994 and 1995 the same ratio applied. Of the 115 fatal fires, 60 (just over half) were in converted flats.

The Survey of English Housing 2001 estimates 4% of all households to be in 'not purpose built flats'. Of the 807,000 in England, 408,000 are in London alone.

Thus, double the 36 London converted flat fire fatalities to 72 gives us a reasonable estimate of the number of converted fire flat fire fatalities over 7.5 years... less than ten.

This is very much lower than the average suggested by Entec's figures of 29 in 1994 and 31 in 1995.

Might the significant difference relate to the 1988 furnishing regulations which banned unmodified foam furniture? Perhaps.

The London figures break down thus:

Year	accidental fire fatalities	deliberate fire fatalities	total fire fatalities
1996	1	0	1
1997	10 (5 in one flat)	0	10
1998	9	0	9
1999	4	0	4
2000	1	0	1
2001	5	0	5
2002	2	0	2
2003 (to June)	4	0	4
Total	36	0	36

An annual rate of 4.8 in London or 9.6 in England

Means of Escape in Flats

The creation of all flats, whether they be by conversion or purpose built, is controlled both by Planning and by Building Regulations. The Means of Escape is controlled by Building Regulations. Typically, converted flats are served by a single staircase and the overriding means of escape principle is to protect that staircase from either smoke or fire.

Typically, modern regulations require a lobby to each flat which separates the risk rooms (bedrooms, kitchens and living rooms) from the staircase. This is to prevent smoke being pushed onto the staircase. The heating of the air in a room on fire increases the pressure and thus forces smoke out. If there is a lobby, then the smoke cools and stays in the lobby rather than being pushed out onto the stair. That is the principle at least. Rarely are these lobbies kept intact. Typically doors are open, with **wedges** if needed, to give borrowed light to the lobbies.

In this analysis I have considered this means of escape. In how many cases has the smoke or fire penetrated to the staircase so as to inhibit the escape from other flats? I have thus modified my standard question to "Would legislation have saved a life"

5.48pm, 12 Sep 96 Cigarette ignited flammable sofa. One HIV man, living alone died. Fire restricted to room.

Would legislation have saved a life? Answer. No

He died in the room of origin.

4.00 pm, 7 Feb 97 Cigarette on bedding. 89 year old woman living alone died in room of origin. Fire restricted to room.

Would legislation have saved a life? Answer. No

She died in the room of origin.

6.40 am, 23 Feb 97 An entire family dies. Father, 48, nil alcohol, drops cigarette in living room and dies trying to escape. There is no mention of flamable furniture but but something must have really gone up. Three children, a boy aged two and two girls aged four and under one year all die when the mother, aged 25, opened the door. The coronor praised fire crews and suggested alarms may have saved lives. Would the alarm have stopped the mother opening the door to investigate? The flat on the first floor of a three storey building. The fire spread through the flat but seemingly not elsewhere. The family were the only fatalities.

Would legislation have saved a life? Answer. No

The fire was restricted to the flat of origin or, if it did spread beyond the flat, it did not cause casulties by doing so.

2.41, 30 Mar 97 Careless disposal of a cigarette leads to fire killing a highly intoxicated (286mg) 62 year old man with a coronory problem and a wife who was mentally ill. Poor standard of housekeeping.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

9.23pm, 24 May 97 41 year old woman, separated from husband, seriously drunk (308mg) suffering severe alcholism and depression drops cigarette onto bedding.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin on the ground floor of a two storey house.

4.53pm, 12 Dec 97 22 year old female, heavily drugged in flat without services drops candle onto clothing. Ground floor. Fire restricted to room.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

6.16pm, 30 Dec 97 22 year old drunk female drops lit match onto clothing. Fire restricted to room.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

8.05am, 7 Jan 98 Candle ignites curtains. Fire restricted to room. 26 year old male living alone.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

2.43am, 25 Jan 98 Cigarette onto armchair. 53 year old man with history of psychiatric problems and alcohol abuse, living alone following divorce with 441 mg alcohol reading. Fire restricted to room.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

9.03am, 9 Feb 98 Disabled reclusive sets fire to blanket or clothing with worn out electric fire. First floor. Fire restricted to room of origin.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

4.14am 26 Mar 98 Candle drops onto refuse. Heavily intoxicated occupant rescued from ground floor of two storey building but died after three months on life support machine. Fire restricted to room.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

6.02am, 24 May 98 HIV positive 47 year old male drops cigarette onto bedding. Fire, on 1st floor spread to 4 rooms but no other casualties. 5 storey building.

Would legislation have saved a life? Answer. No

Whilst fire spread beyond room there is no evidence of it spreading beyond flat and there were no other casulties.

4.25am, 24 Jul 98 25 year old epileptic male using candles (electric meter empty) which ignites paper packing. Fire restricted to room of origin on ground floor of two storey building.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

8.28am, 30 oct 98 Portable radiant heater ignites armchair cover. 83 year old woman dies in room of origin on upper floor of two storey building.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

3.48, 16 Nov 98 Candle ignited bedside cabinet. 59 year old drunk (205mg) female asleep in adjoining room dies. Basement flat of 6 storey building.

Would legislation have saved a life? Answer. No

Fire restricted to the flat of origin.

10.52pm, 27 Dec 98 30 year old female dies jumping or falling from second floor having ignited duvet cover with cigarette. Fire spread to adjacent room but no other fatalities.

Would legislation have saved a life? Answer. No

There is no evidence that the means of escape would have been obstructed. The victim started the fire and trapped herself in the room.

8.16pm, 12 Apr 99 Portable radiant heater ignites shirt. Ground floor of two storey building. 59 year old male very drunk (330mg).

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

6.28pm, 12 May 98 76 year old woman, sober but alone, stands too close to hotplate and sets her clothes alight.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

11.53pm, 13 Aug 99 Male, 68, drops cigarette onto bedding. Fire/smoke spreads through four rooms but no other casulties.

Would legislation have saved a life? Answer. No

Whilst fire spread beyond room of origin it did not cause any further casulties.

9.22am, 27 Aug 99 Arc from faulty mains wiring ignites dust or fluff and 42 year old male dies in fire on top floor of two storey house.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin. The Housing Bill does not propose to license two storey buildings. In any event, this may have been an owner occupied flat.

10.36pm 5 Dec 00 70 year old man drops cigarette onto materials on or near bed. Fire/smoke spread to adjoining room on second floor of four storey building.

Would legislation have saved a life? Answer. No

There is no evidence of this fire obstructing means of escape to other flats.

3.32am 20 Feb 01 Drunk (325mg) male, 70, with history of alcohol abuse drops cigarette onto clothing or bedding. Fire restricted to ground floor room of origin in three storey building.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

5.19pm, 8 Apr 01 Cigarette in rubbish on ground floor of three storey building. Fire restricted to room of origin. 76 year old, partially blind, diabetic man dies.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

11.09am, 13 May 01 Mentally and physically disabled 61 year old man drops cigarrette onto bedding. Fire restricted to first floor room of origin in four storey building.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

4.14pm, 21 June 01 Drunk (196mg) man, 43, known to be heavy drinker and smoker, drops cigarette onto cushion cover. Fire restricted to room of origin on third floor of six storey building.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

5.57am, 9 Nov 01 Cigarette dropped onto cushion ignites fire on top floor of two storey building. 53 year old male known to police for various offences was very drunk (385mg) and had started several fires over a period of six years. Fire on top floor spread into adjacent room in two storey building

Would legislation have saved a life? Answer. No

Fire restricted to the floor of origin. Could not have obstructed escape for others. No other casulties.

4.34am, 13 Jan 02 Cigarette dropped onto sofa. 40 year old drunk (322mg)female who was known to often miss meals and often drunk more than a bottle of spirits a day. Fire on second floor of four storey building restricted to room of origin.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

10.54pm, 9 Nov 02 Cigarette droped onto bedding. 62 year old female had 24 hour carer and had been known to suffer hallucinations and depression. Care company had recommended a fire alarm but none fitted. Why did the care company recommend it but not actually fit it? Fire on second floor of four storey building restricted to room of origin.

9.30am, 27 Jan 03 Naked flame ignites clothing on to floor of three storey building. The 67 year old male victim, with a history of alcohol problems, was very drunk (302mg) The fire was restricted to the room of origin.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.

11.26am, 24 Mar 03 Cause not known of fire which spread flames or smoke through five rooms starting on the first floor of a three storey building. An occupant heard the alarm in the main hall but the Brigade called by neighbour who saw smoke. A 32 year old man died.

Would legislation have saved a life? Answer. No

Probably not.
That there was a working fire alarm in the main hall indicates that the building was well managed. Whilst the fire spread through five rooms there was only one victim, a 32 year old man, possibly the instigator of the fire.

6.24pm, 18 April 03 Portable heater ignites clothes. Very drunk (248mg) male the only victim of a fire starting on the top floor of a three storey building. The fire or smoke spread to an adjoining room.

Would legislation have saved a life? Answer. No

Fire restricted to the floor of origin. No evidence of means of escape being impeded.

7.18pm 14 June 03 Chip pan fire in bedsitting room on top floor of three storey detached house. 52 year old man dies.

Would legislation have saved a life? Answer. No

Fire restricted to the room of origin.
Perhaps this should have been classified under bedsits.

But for the sad case of the family with three very young children all the fatalities were self inflicted and **in none was a life lost because of means of escape faults**. For the family, it seems that they were all trapped by a fierce fire which is the sort of thing which can be associated with unmodified foam furniture, which is now illegal to provide.

It is doubtful that alarms would have saved any lives except in the case of the elderly lady with 24 hour care services, but a care company which will not even provide an alarm seems to be shortfalling in the matter of care. In any event, had a carer been able to drag the victim out of the fire alive it seems doubtful that the elderly victim would have survived her injuries.

We do not know what percentage of these cases were in owner-occupation. Nationally about half of all flat conversions are. Perhaps, even probably, some of these cases were in conversions which did not comply with Building Regulations. But, in no case is there evidence that failure to comply with Building Regulations was the cause of a fatality.

In one case, a mains electrical fault sparked off the fire. Clearly this is evidence of an inadequate electrical installation, but such faults typically account for only about 2% of all fire fatalities. To have one case amongst all these is nothing exceptional.

Domestic Sprinklers

There is a strong case for domestic sprinklers, especially to reduce fatalities in rooms of origin. But we need to critically consider the likely benefits.

If smoke, rather than fire, is the principal cause of death, will sprinklers go off fast enough to deal with smouldering fires? The glass phials are designed to shatter at 60°C. Conventional comfort conditions are in the 20°C to 25°C temperature range. 30°C feel uncomfortable to most and 40°C impossibly hot. Thus, 60°C is exceptionally hot. Many who have lit bonfires or reluctant coal fires can testify to the smoke generated at very low temperatures.

The cost of installation is similar to a central heating system. But Volvo owning house purchasers seem unconcerned about such issues and the installation of sprinklers in new houses is rare.

Retro fitting of such systems into existing buildings is even more expensive and it is reasonable to assume the cost to be about £1000 per occupamt.

Given that there is good reason to believe that, like suicide and smoking, the poor are more likely to be victims of fire than the wealthy, we can reasonably ask if the government is willing to bear the cost of such safety protection.

Amortisation of capital combined with running costs is likely to lead to an annualised cost in the order of £100 per occupant. 4.9 million adults of working age are on benefit from which we might assume the total population dependent on benefit to be in excess of ten million.

Thus, the cost of providing sprinklers to the poorest sector of the community is likely to be in excess of £1000 million annually.

Real Risks

The evidence, not only from this report but also from the ODPM, the London Fire Brigade, and Entec, is that the real risk is associated with **vulnerable people**. It makes little difference where they live. Be it on the ground floor or the twentieth floor, be they owner-occupiers or squatters, council tenants or private tenants, certain people are much more likely to suffer fire fatalities than others.

If the government is serious about reducing fire fatalities, a focus on the occupants rather than on the buildings would be far more productive.

There is clear evidence that the elderly are the most vulnerable, not only from fire. An old person is far more likely to die as a result of a fall (c. 4,000 fatalities per year), or of excessive cold (c. 20,000 fatalities per year) so they need protection is so many ways.

Anyone who smokes puts his or her life at risk. Official estimates say 120,000 die each year from smoking related illnesses. Smoking is the root cause of by far the greatest number of fire fatalities too. Perhaps tobacco tax should be used to subsidise domestic fire sprinklers but investment in medical research would probably be more cost-effective.

Those who combine heavy drinking with smoking are especially at risk. They pay a fortune in taxes and perhaps they too deserve subsidised sprinklers. But maybe the money would be better spent on education. Maybe there need to be smoking and drinking rehabilitation centres just as we need them for drug rehabilitation.

If there is to be a licensing system, because political will demands it, then let it focus on the real risk. Let it focus on **vulnerable people**. Let it be a way of focussing special protection such as domestic sprinklers just where fires are most likely to happen. Let there be a system by which landlords will be encouraged to house vulnerable people, by giving grants or by making due adjustment to housing benefit.

But, whatever system is chosen, let it focus, not on building types, but on **the most vulnerable people in our society: the elderly and the dysfunctional**.

Appendices

Appendix A
Data from ODPM Fire Statistics Division

Deaths from fires [1] in dwellings [2] by age, sex and type of dwelling, UK, 2000 and 2001 [p]

Age	Total				Single occupancy				Multiple occupancy			
	Total	Male	Female	Unknown or unspecified	Total	Male	Female	Unknown or unspecified	Total	Male	Female	Unknown or unspecified
2000												
Total	455	252	203	0	286	144	142	0	158	100	58	0
Under 1 year	2	0	2	0	1	0	1	0	1	0	1	0
1- 4	15	7	8	0	12	7	5	0	3	0	3	0
5-10	15	11	4	0	12	9	3	0	3	2	1	0
11-16	7	4	3	0	3	1	2	0	3	2	1	0
17-24	15	5	10	0	11	3	8	0	4	2	2	0
25-29	14	11	3	0	9	7	2	0	4	3	1	0
30-59	171	106	65	0	86	40	46	0	79	61	18	0
60-64	28	17	11	0	13	8	5	0	14	8	6	0
65-79	95	55	40	0	67	41	26	0	27	14	13	0
80 and over	90	33	57	0	70	26	44	0	19	7	12	0
Unspecified	3	3	0	0	2	2	0	0	1	1	0	0
2001 [p]												
Total	480	274	203	3	310	159	149	2	163	110	52	1
Under 1 year	1	1	0	0	0	0	0	0	1	1	0	0
1- 4	23	15	8	0	22	14	8	0	0	0	0	0
5-10	16	11	5	0	16	11	5	0	0	0	0	0
11-16	5	1	4	0	4	1	3	0	1	0	1	0
17-24	30	15	15	0	14	7	7	0	16	8	8	0
25-29	21	17	4	0	15	12	3	0	6	5	1	0
30-59	163	106	57	0	84	44	40	0	75	58	17	0
60-64	20	11	9	0	11	4	7	0	9	7	2	0
65-79	99	53	46	0	69	34	35	0	30	19	11	0
80 and over	88	35	53	0	67	27	40	0	19	8	11	0
Unspecified	14	9	2	3	8	5	1	2	6	4	1	1

Including late call and heat and smoke damage incidents (not recorded prior to 1994).
Dwelling locations include caravans, houseboats and other non-buildings used solely as permanent dwellings
Provisional

Table provided by Georgina Ford, Fire Statistics Division, Office of the Deputy Prime Minister, June 2003.

Accidental fires[1] and casualties from fires in dwellings by occupancy and country, 1996-2001p

Type of occupancy	UNITED KINGDOM			ENGLAND & WALES		
	Fires	Fatal casualties	Non-fatal casualties	Fires	Fatal casualties	Non-fatal casualties
1996						
Dwellings Total	57,456	488	12,163	48,152	393	10,312
Single occupancy	32,947	289	6,818	29,231	248	6,104
Multiple occupancy	23,550	**185**	5,240	18,095	**133**	4,114
Other or unspecified	959	14	105	827	12	94
1997						
Dwellings Total	58,708	497	12,877	49,568	402	10,893
Single occupancy	33,971	310	7,333	30,182	263	6,605
Multiple occupancy	23,974	**185**	5,456	18,715	**128**	4,213
Other or unspecified	762	175	88	671	11	75
		12				
1998						
Dwellings Total	57,718	454	12,827	48,701	369	10,874
Single occupancy	31,958	261	7,345	28,343	224	6,613
Multiple occupancy	25,055	**178**	5,395	19,741	**132**	4,186
Other or unspecified	705	15	87	617	13	75
1999						
Dwellings Total	58,366	398	12,556	49,497	301	10,498
Single occupancy	31,616	230	6,943	28,441	183	6,286
Multiple occupancy	26,048	**154**	5,557	20,423	**107**	4,162
Other or unspecified	702	14	56	633	11	50
2000						
Dwellings Total	56,684	397	12,059	47,962	326	10,070
Single occupancy	29,922	249	6,526	26,731	214	5,874
Multiple occupancy	26,135	**137**	5,462	20,661	**101**	4,131
Other or unspecified	626	11	71	570	11	65
2001p						
Dwellings Total	54,245	431	11,649	45,972	343	9,938
Single occupancy	29,495	280	6,434	26,398	230	5,882
Multiple occupancy	23,927	**145**	5,119	18,857	**108**	3,977
Other or unspecified	823	6	96	717	5	79

NOTES

1) Multiple occupancy includes flats of all kinds, purpose built and converted, council owned, owner occupiers, housing associations as well as the private rented sector.

2) Note the steady reduction from 1996 to 2001 in the number of fatalities, particularly in multiple occupancy.

Appendix A
Data from ODPM Fire Statistics Division

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Data from ODPM Fire Statistics Division

REMEMBER:

In the fire statistics, 'multiple occupancy' includes flats of all types and those in owner occupation, or let socially.

NOTE the low fatality figures in multiple occupancy in the age groups(17-24 and 25 - 29) most likely to be in the private rented sector

Deaths from dwelling fires[1,2] by age, sex and type of dwelling, UK, 2001*

Age	Total				Single occupancy dwelling				Multiple occupancy dwelling				Other or unspecified occupancy		
	Total	Male	Female	Unknown or unspecified	Total	Male	Female	Unknown or unspecified	Total	Male	Female	Unknown or unspecified	Total	Male	Female
Total	482	276	203	3	312	160	150	2	164	111	52	1	6	5	1
Under 1 year	1	1	0	0	0	0	0	0	1	1	0	0	0	0	0
1- 4	23	15	8	0	22	14	8	0	0	0	0	0	1	1	0
5-10	16	11	5	0	16	11	5	0	0	0	0	0	0	0	0
11-16	5	1	4	0	4	1	3	0	1	0	1	0	0	0	0
17-24	30	15	15	0	14	7	7	0	16	8	8	0	0	0	0
25-29	20	17	3	0	14	12	2	0	6	5	1	0	0	0	0
30-59	163	106	57	0	84	44	40	0	75	58	17	0	4	4	0
60-64	20	11	9	0	11	4	7	0	9	7	2	0	0	0	0
65-79	102	54	48	0	72	35	37	0	30	19	11	0	0	0	0
80 and over	87	36	51	0	66	27	39	0	20	9	11	0	1	0	1
Unspecified	15	9	3	3	9	5	2	2	6	4	1	1	0	0	0

[1] Including late call and heat and smoke damage incidents (not recorded prior to 1994).
[2] Dwelling locations include caravans, houseboats and other non-buildings used solely as permanent dwellings
* Estimated

Accidental fires[1] and casualties from fires in dwellings by by type of dwelling and country, 1996-2001p

Type of dwelling and occupancy	ENGLAND & WALES		
	Fires	Fatal casualties	Non-fatal casualties
1996			
Total	48,152	393	10,312
House - detached : Single	4,131	35	593
House - detached : Multiple	122	0	31
House - detached : Other/unspecified	75	0	1
House - semi detached : Single	9,274	71	2,107
House - semi detached : Multiple	247	0	62
House - semi detached : Other/unspecified	53	0	5
House - Terraced : Single	10,740	101	2,544
House - Terraced : Multiple	532	4	181
House - Terraced : Other/unspecified	182	0	12
Flat : Multiple	10,539	77	2,343
Flat : Other/unspecified	78	0	8
Not specified : Single	5,086	41	860
Not specified : Multiple	6,654	52	1,497
Not specified : Other/unspec	132	0	19
Mobile Home, Caravans, Houseboats, Other	307	12	49
1997			
Total	49,568	402	10,893
House - detached : Single	4,325	33	649
House - detached : Multiple	163	0	23
House - detached : Other/unspecified	61	0	6
House - semi detached : Single	9,842	68	2,200
House - semi detached : Multiple	267	7	52
House - semi detached : Other/unspecified	73	0	4
House - Terraced : Single	11,319	125	3,010
House - Terraced : Multiple	606	11	186
House - Terraced : Other/unspecified	206	0	10
Flat : Multiple	11,981	74	2,784
Flat : Other/unspecified	41	0	2
Not specified : Single	4,696	37	746
Not specified : Multiple	5,699	36	1,168
Not specified : Other/unspec	83	0	2
Mobile Home, Caravans, Houseboats, Other	208	11	51
1998			
Total	48,701	369	10,874
House - detached : Single	4,129	25	658
House - detached : Multiple	221	2	21
House - detached : Other/unspecified	61	0	6
House - semi detached : Single	9,393	81	2,248
House - semi detached : Multiple	283	1	72
House - semi detached : Other/unspecified	52	0	1
House - Terraced : Single	11,170	106	3,095
House - Terraced : Multiple	586	12	137
House - Terraced : Other/unspecified	196	0	5
Flat : Multiple	13,305	89	2,908
Flat : Other/unspecified	44	0	4
Not specified : Single	3,652	12	612
Not specified : Multiple	5,346	28	1,048
Not specified : Other/unspec	82	1	8
Mobile Home, Caravans, Houseboats, Other	182	12	51
1999			
Total	49,497	301	10,498
House - detached : Single	4,301	34	760
House - detached : Multiple	200	0	22
House - detached : Other/unspecified	79	1	4
House - semi detached : Single	9,881	63	2,197
House - semi detached : Multiple	332	2	55
House - semi detached : Other/unspecified	88	1	7
House - Terraced : Single	11,056	66	2,837
House - Terraced : Multiple	629	6	133
House - Terraced : Other/unspecified	142	1	7
Flat : Multiple	14,325	81	2,994
Flat : Other/unspecified	66	0	4
Not specified : Single	3,203	20	492
Not specified : Multiple	4,938	18	958
Not specified : Other/unspec	72	1	4
Mobile Home, Caravans, Houseboats, Other	186	7	24
2000			
Total	47,962	326	10,070
Dwelling - House - detached : Single	4,114	34	661
Dwelling - House - detached : Multiple	167	4	23
Dwelling - House - detached : Other/unspecified	64	0	3
Dwelling - House - semi detached : Single	8,989	63	2,097
Dwelling - House - semi detached : Multiple	265	1	44
Dwelling - House - semi detached : Other/unspecified	48	0	5
Dwelling - House - Terraced : Single	10,580	102	2,616
Dwelling - House - Terraced : Multiple	519	6	134
Dwelling - House - Terraced : Other/unspecified	141	1	3
Dwelling - Flat : Multiple	15,316	67	3,081
Dwelling - Flat : Other/unspecified	45	0	9
Dwelling - not specified : Single	3,048	15	500
Dwelling - not specified : Multiple	4,394	23	849
Dwelling - not specified : Other/unspec	56	0	3
Mobile Home, Caravans, Houseboats, Other	216	10	42
2001p			
Total	45,972	343	9,938
House - detached : Single	4,195	31	612
House - detached : Multiple	172	2	39
House - detached : Other/unspecified	49	0	0
House - semi detached : Single	9,055	75	1,944
House - semi detached : Multiple	222	2	45
House - semi detached : Other/unspecified	65	0	6
House - Terraced : Single	10,240	110	2,802
House - Terraced : Multiple	449	4	123
House - Terraced : Other/unspecified	227	0	3
Flat : Multiple	13,563	74	2,813
Flat : Other/unspecified	101	0	15
Not specified : Single	2,908	14	524
Not specified : Multiple	4,451	26	957
Not specified : Other/unspec	60	0	3
Mobile Home, Caravans, Houseboats, Other	215	5	52

1 Including late call and heat and smoke damage incidents (not recorded prior to 1994).
p Provisional

Appendix A
Data from ODPM Fire Statistics Division

Fires[1] and casualties in dwellings [2] by type of dwelling and number of floors in building, UK, 2000

Number of floors	Total dwellings			Single occupancy dwelling			Multiple occupancy dwelling			Other or unspecified dwelling		
	Fires	Fatalities	Non-fatal casualties	Fires	Fatalities	Non-fatal casualties	Fires	Fatalities	Non-fatal casualties	Fires	Fatalities	Non-fatal casualties
Total	**70,899**	**455**	**14,384**	**34,053**	**286**	**7,561**	**32,615**	**158**	**6,664**	**4,231**	**11**	**159**
Ground level building	4,569	53	893	3,622	47	756	648	2	104	300	4	33
Building with two floors	42,304	275	8,672	27,798	203	6,166	11,837	71	2,445	2,669	1	61
Building with three floors	12,688	75	2,762	2,273	28	567	9,689	47	2,166	726	0	29
Building with four floors	5,593	31	1,046	326	8	69	5,091	23	972	176	0	5
Building with five floors	1,276	5	236	23	0	2	1,227	5	234	25	0	0
Between 6 and 10 floors	1,319	5	235	0	0	0	1,303	5	234	16	0	1
Over 10 floors	2,857	5	510	11	0	1	2,820	5	509	26	0	0
Unspecified	293	6	30	0	0	0	0	0	0	293	6	30

85

floors	single	multiple	
one	13	3	
two	7	6	
three	12	5	
four	25	5	PER 1000 FIRES

1 Including late call and heat and smoke damage incidents (not recorded prior to 1994).
2 Dwelling locations include caravans, houseboats and other non-buildings used solely as permanent dwellings

Fires[1] and casualties in dwellings [2] by type of dwelling and number of floors in building, UK, 2001 [p]

Number of floors	Total dwellings			Single occupancy dwelling			Multiple occupancy dwelling			Other or unspecified dwelling		
	Fires	Fatalities	Non-fatal casualties	Fires	Fatalities	Non-fatal casualties	Fires	Fatalities	Non-fatal casualties	Fires	Fatalities	Non-fatal casualties
Total	**69,014**	**480**	**13,881**	**33,798**	**310**	**7,325**	**30,614**	**163**	**6,390**	**4,602**	**7**	**166**
Ground level building	4,897	56	855	3,876	52	719	608	3	110	412	1	26
Building with two floors	41,350	298	8,382	27,249	229	6,010	11,181	68	2,325	2,919	1	47
Building with three floors	12,064	80	2,699	2,292	27	542	9,071	53	2,138	701	0	19
Building with four floors	5,065	20	879	304	2	47	4,587	18	824	174	0	8
Building with five floors	1,275	6	297	24	0	5	1,215	6	289	36	0	3
Between 6 and 10 floors	1,476	7	213	5	0	0	1,438	7	205	33	0	8
Over 10 floors	2,663	8	515	48	0	2	2,513	8	499	101	0	14
Unspecified	225	5	41	0	0	0	0	0	0	225	5	41

92

floors	single	multiple	
one	13	5	
two	8	6	
three	12	6	
four	7	4	PER 1000 FIRES

1 Including late call and heat and smoke damage incidents (not recorded prior to 1994).
2 Dwelling locations include caravans, houseboats and other non-buildings used solely as permanent dwellings
p Provisional

Appendix A
Data from ODPM Fire Statistics Division

Table 4 Fires in dwellings and other buildings by spread of fire, 1991-2001

United Kingdom — Fires (thousands); percentage

Spread of fire	1991	1992	1993	1994[1,2]	1995	1996	1997	1998	1999	2000	2001p
DWELLINGS[3]											
Number of fires (thousands)											
Confined to item	26.9	27.8	29.6	33.0	33.0	34.6	35.1	35.0	34.8	35.4	33.8
Beyond item but confined to room	31.5	31.1	30.5	26.3	27.7	29.3	30.0	28.7	29.2	27.7	27.5
Elsewhere in building	5.4	5.4	5.0	5.5	5.4	5.4	5.0	4.9	5.7	5.1	4.6
Beyond building	0.3	0.3	0.3	0.4	0.7	0.6	0.5	0.5	0.6	0.6	0.6
No fire damage	..	..	..	1.6	1.9	1.8	1.9	2.0	2.0	2.0	2.2
Total	64.1	64.6	65.3	66.6	68.7	71.7	72.5	71.1	72.2	70.9	69.0
Percentage											
Confined to item	*42*	*43*	*45*	*49*	*48*	*48*	*48*	*49*	*48*	*50*	*49*
Beyond item but confined to room	*49*	*48*	*47*	*39*	*40*	*41*	*41*	*40*	*40*	*39*	*40*
Elsewhere in building	*8*	*8*	*8*	*8*	*8*	*8*	*7*	*7*	*8*	*7*	*7*
Beyond building	-	-	-	*1*	*1*	*1*	*1*	*1*	*1*	*1*	*1*
No fire damage	..	..	..	*2*	*3*	*3*	*3*	*3*	*3*	*3*	*3*
OTHER BUILDINGS											
Number of fires (thousands)											
Confined to item	14.0	14.1	14.6	18.2	18.6	18.3	18.8	17.7	18.2	18.2	18.5
Beyond item but confined to room	23.2	22.9	23.5	20.5	21.1	21.0	18.7	17.3	17.4	17.2	18.1
Elsewhere in building	3.8	3.6	3.1	4.9	4.6	4.4	3.9	3.6	4.6	3.3	3.5
Beyond building	2.3	2.3	2.1	1.9	2.6	2.1	1.8	1.6	1.8	1.6	1.9
No fire damage	..	..	..	1.0	1.0	1.3	1.2	1.6	1.6	1.5	1.5
Total	43.3	42.9	43.3	46.5	47.9	47.1	44.4	41.8	43.7	41.8	43.6
Percentage											
Confined to item	*32*	*33*	*34*	*39*	*39*	*39*	*42*	*42*	*42*	*44*	*42*
Beyond item but confined to room	*54*	*54*	*54*	*44*	*44*	*45*	*42*	*41*	*40*	*41*	*42*
Elsewhere in building	*9*	*8*	*7*	*11*	*10*	*9*	*9*	*9*	*11*	*8*	*8*
Beyond building	*5*	*5*	*5*	*4*	*5*	*4*	*4*	*4*	*4*	*4*	*4*
No fire damage	..	..	..	*2*	*2*	*3*	*3*	*4*	*4*	*4*	*3*

[1] Changes were made in the method of recording the spread of fire in 1994

[2] Figures from 1994 are based on sample data weighted to the brigade totals. They include additional 'late' call and heat and smoke only incidents, which were not recorded prior to 1994 (see explanatory notes 4 and 5)

[3] Includes caravans, houseboats and other non-building structures used solely as a permanent dwelling (see explanatory note 23).

Appendix A
Data from ODPM Fire Statistics Division

Deaths from fires [1] in dwellings [2] by type of dwelling, location of fatality and use of room, UK, 2000

Location of casualty	Total		Use of room where fire started								
			Bedroom or bedsitting room	Living room, dining room or lounge	Kitchen	Bathroom c lavatory	Corridor, hall or stairs	Laundry or airing cupboard	Store room or loft (incl. refuse storage)	Other	Unspecified
All dwellings											
Total	**455**		**142**	**178**	**83**	**3**	**24**	**1**	**5**	**2**	**17**
Fatality located in room of origin	248	55%	91	112	28	3	4	1	2	1	6
Fatality located in other room	207	45%	51	66	55	0	20	0	3	1	11
			36%	37%	66%						
Single occupancy dwelling											
Total	**286**		**82**	**112**	**62**	**0**	**16**	**0**	**5**	**1**	**8**
Fatality located in room of origin	136	48%	50	61	21	0	1	0	2	0	1
Fatality located in other room	150	52%	32	51	41	0	15	0	3	1	7
			39%	46%	66%						
Multiple occupancy dwelling											
Total	**158**		**58**	**66**	**20**	**3**	**8**	**1**	**0**	**0**	**2**
Fatality located in room of origin	105	66%	39	51	7	3	3	1	0	0	1
Fatality located in other room	53	34%	19	15	13	0	5	0	0	0	1
			33%	23%	65%						
Other or unspecified dwelling											
Total	**11**		**2**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**7**
Fatality located in room of origin	7		2	0	0	0	0	0	0	1	4
Fatality located in other room	4		0	0	1	0	0	0	0	0	3

[1] Including late call and heat and smoke damage incidents (not recorded prior to 1994).
[2] Dwelling locations include caravans, houseboats and other non-buildings used solely as permanent dwellings

NOTE In multiple occupancy dwellings, fewer fatalities occur beyond the room of origin than in single occupancy

Appendix A
Data from ODPM Fire Statistics Division

Deaths from fires [1] in dwellings [2] by type of dwelling and cause of death, UK, 2000 and 2001 [p]

Type of dwelling	Total	Cause of death						
		Burns	Overcome by gas or smoke	Burns and overcome by gas or smoke	Physical injuries	Shock only	Other	Unspecified
2000								
Total dwellings	**455**	**83**	**212**	**119**	**1**	**0**	**3**	**37**
Single occupancy dwelling	286	46	137	79	1	0	3	20
Multiple occupancy dwelling	158	36	69	37	0	0	0	16
Other or unspecified dwelling	11	1	6	3	0	0	0	1
2001 [p]								
Total dwellings	**480**	**69**	**195**	**111**	**3**	**4**	**9**	**89**
Single occupancy dwelling	310	43	121	79	1	3	4	59
Multiple occupancy dwelling	163	26	69	31	2	1	5	29
Other or unspecified dwelling	7	0	5	1	0	0	0	1

[1] Including late call and heat and smoke damage incidents (not recorded prior to 1994).
[2] Dwelling locations include caravans, houseboats and other non-buildings used solely as permanent dwellings
[p] Provisional

Table 11 Casualties from accidental fires[1] in dwellings[2] by source of ignition, 1991-2001

United Kingdom **Casualties**

Year	Total	Source of ignition										
		Smokers' materials	Matches	Cooking appliances	Space heating appliances	Central and water heating appliances	Blowlamps, welding and cutting equipment	Electrical distribution	Other electrical appliances	Candles[3]	Other[3]	Un-specified
Fatal												
1991	556	183	41	55	78	-	-	14	36	13	21	115
1992	513	208	38	57	73	-	1	8	27	17	17	67
1993	480	177	43	41	77	2	-	10	32	5	15	78
1994[4]	428	143	21	53	55	2	1	10	16	7	19	101
1995	481	166	33	65	73	4	-	15	29	9	11	76
1996	488	186	22	79	51	1	-	18	32	18	11	70
1997	497	173	19	74	50	1	1	7	33	20	22	97
1998[5]	454	169	17	66	46	2	-	7	21	13	16	97
1999	398	129	9	70	43	3	-	11	25	18	12	78
2000	397	152	16	58	47	1	-	12	16	11	10	74
2001p[6]	431	154	15	69	51	1	1	12	29	17	9	73
2001e	-435											
Non-fatal												
1991	9,904	2,165	680	4,160	807	89	71	346	725	227	277	357
1992	9,687	1,930	791	4,262	809	99	56	372	720	179	275	194
1993	9,867	2,037	592	4,579	733	77	51	294	741	223	332	208
1994[4]	10,994	1,895	495	5,506	786	158	75	287	915	456	225	196
1995	11,176	1,932	438	5,683	762	173	64	294	884	467	216	263
1996	12,163	1,995	400	6,364	868	127	65	294	985	587	245	233
1997	12,877	2,080	304	7,096	666	159	47	321	1,033	687	254	230
1998	12,827	1,980	256	7,114	624	131	74	338	1,017	779	284	230
1999	12,556	1,869	250	6,953	610	138	77	308	1,073	810	277	191
2000	12,059	1,838	237	6,565	583	141	46	324	1,019	880	219	207
2001p	11,649	1,825	236	6,191	582	150	62	271	908	923	254	247

1 There were changes in the recording of malicious and accidental fires, which affect comparisons before and after 1994 (see explanatory note 10).
2 Includes caravans, houseboats and other non-building structures used solely as a permanent dwelling (see explanatory note 23).
3 Figures for candle fires were included in "other" in previous publications (see Chapter 2 for further details).
4 From 1994 includes "late" call and heat and smoke damage only incidents, which were not recorded prior to 1994 (see explanatory notes 4 and 5).
5 Figures for 1998 deaths contain minor revisions to those published in HOSB 20/00 (see explanatory note 8).
6 The fatality figures for 2001 are likely to be revised as later information becomes available (see explanatory notes 6 and 7). Estimate of the revised figure for 2001 is shown in brackets.

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes. data is subject to change.

Date and Time of Call	No of fatalities	Floor or Basement Of Origin	Most likely cause	Number of pumping appliances	Number of room/spaces involved	No of floors	Source Of Ignition Group	Source Of Ignition Description
13/2/96 2:44	1	2	Accidental	4	8	3	Naked Flames etc	Cigarette cigar or tobacco
12/9/96 17:48	1	2	Accidental	4	1	5	Naked Flames etc	Cigarette cigar or tobacco
29/10/96 10:07	1		Deliberate	4	1	3	Naked Flames etc	Naked flame (otherwise unspec
7/2/97 16:00	1	M2	Accidental	4	1	3	Naked Flames etc	Cigarette cigar or tobacco
17/2/97 5:39	1	G	Accidental	2	1	3	Naked Flames etc	Cigarette cigar or tobacco
23/2/97 6:40	5	1	Accidental	6	5	3	Naked Flames etc	Cigarette cigar or tobacco
23/2/97 6:40	5	1	Accidental	6	5	3	Naked Flames etc	Cigarette cigar or tobacco
23/2/97 6:40	5	1	Accidental	6	5	3	Naked Flames etc	Cigarette cigar or tobacco
23/2/97 6:40	5	1	Accidental	6	5	3	Naked Flames etc	Cigarette cigar or tobacco
23/2/97 6:40	5	1	Accidental	6	5	3	Naked Flames etc	Cigarette cigar or tobacco
30/3/97 2:41	1	G	Accidental	2	1	2	Naked Flames etc	Cigarette cigar or tobacco
24/5/97 21:23	1	4	Accidental	4	1	5	Naked Flames etc	Cigarette cigar or tobacco
9/7/97 1:16	1	G	Accidental	4	6	2	Naked Flames etc	Cigarette cigar or tobacco
30/7/97 16:09	1	1	Deliberate	6	6	5	Naked Flames etc	Naked flame (otherwise unspec
8/8/97 4:12	1	G	Deliberate	4	1	3	Naked Flames etc	Naked flame (otherwise unspec
23/10/97 4:11	1	1	Accidental	4	1	2	Naked Flames etc	Candle/Tealight (Social use)
12/12/97 16:53	1	G	Accidental	2	1		Naked Flames etc	Candle/Tealight (Substitute ligl
28/12/97 0:35	1	2	Accidental	3	1	4	Cooking Appliances	Ring hotplate (not part of cook
30/12/97 18:16	1	3	Accidental	2	1	4	Naked Flames etc	Matches
7/1/98 8:05	1	2	Accidental	4	1	6	Naked Flames etc	Candle/Tealight (Social use)
25/1/98 2:43	1	G	Accidental	2	1	3	Naked Flames etc	Cigarette cigar or tobacco
9/2/98 9:03	1	1	Accidental	3	1	4	Space and Domestic Wate	Other space heating appliance
19/2/98 9:50	1	G	Accidental	2	1	2	Naked Flames etc	Candle/Tealight (Substitute ligl
24/2/98 18:36	1	G	Deliberate	2	1	3	Naked Flames etc	Cigarette lighter (disposable)
26/3/98 4:14	1	G	Accidental	3	1	2	Naked Flames etc	Candle/Tealight (Substitute ligl
29/3/98 6:43	3	G	Accidental	5	8	3	Naked Flames etc	Candle/Tealight (Social use)
29/3/98 6:43	3	G	Accidental	5	8	3	Naked Flames etc	Candle/Tealight (Social use)
29/3/98 6:43	3	G	Accidental	5	8	3	Naked Flames etc	Candle/Tealight (Social use)
21/4/98 19:21	1	1	Deliberate	2	1	2	Naked Flames etc	Cigarette lighter (disposable)
24/5/98 6:02	1	1	Accidental	4	4	5	Naked Flames etc	Cigarette cigar or tobacco
24/7/98 4:25	1	G	Accidental	2	1	2	Naked Flames etc	Candle/Tealight (Substitute ligl
24/8/98 23:00	1	1	Accidental	2	2	4	Space and Domestic Wate	Portable convector or radiator
13/9/98 0:58	1	G	Accidental	3	1	2	Naked Flames etc	Naked flame (otherwise unspec

Data continued on next sheet

Data continued on pairs of adjoining sheets. Use date as reference

continued from previous sheet

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes. data is subject to change.

Date and Time of Call	No of fatalities	Floor or Basement Of Origin	Most likely cause	Number of pumping appliances	Number of room/spaces involved	No of floors	Source Of Ignition Group	Source Of Ignition Description
18/9/98 10:25	1	G	Deliberate	3	1	2	Naked Flames etc	Matches
30/10/98 8:28	1	1	Accidental	2	1	2	Space and Domestic Wate	Portable radiant heater
16/11/98 15:48	1	B1	Accidental	6	2	6	Naked Flames etc	Candle/Tealight (Social use)
27/12/98 22:52	1	M2	Accidental	4	2	3	Naked Flames etc	Cigarette cigar or tobacco
2/2/99 2:57	1	1	Accidental	2	1	3	Naked Flames etc	Naked flame (otherwise unspec
2/4/99 10:10	1	2	Accidental	4	1	4	Naked Flames etc	Candle/Tealight (Religious use)
12/4/99 20:16	1	G	Accidental	2	1	2	Space and Domestic Wate	Portable radiant heater
12/5/99 18:28	1	B1	Accidental	2	1	3	Cooking Appliances	Ring hotplate (not part of cook
13/8/99 23:53	1	1	Accidental	2	4	3	Naked Flames etc	Cigarette cigar or tobacco
27/8/99 9:22	1	1	Accidental	2	1	2	Electrical Supply and Distr	Fixed mains wiring (after meter
11/2/00 10:05	1	G	Accidental	3	1	2	Naked Flames etc	Cigarette cigar or tobacco
8/10/00 6:30	1	2	Accidental	3	1	7	Naked Flames etc	Cigarette cigar or tobacco
26/11/00 6:53	1		Accidental	3	1	4	Naked Flames etc	Cigarette cigar or tobacco
5/12/00 22:36	1	2	Accidental	6	2	4	Naked Flames etc	Cigarette cigar or tobacco
25/12/00 10:53	1	G	Accidental	2	1	2	Space and Domestic Wate	Portable radiant heater
11/1/01 22:42	1	2	Accidental	2	1	3	Other specified and unspe	Fireworks pyrotechnic device
20/2/01 3:32	1	G	Accidental	2	1	3	Naked Flames etc	Cigarette cigar or tobacco
8/4/01 17:19	1	G	Accidental	4	1	3	Naked Flames etc	Cigarette cigar or tobacco
20/4/01 4:41	1	2	Accidental	2	2	3	Naked Flames etc	Naked flame (otherwise unspec
7/5/01 14:52	1	1	Doubtful	4	2	3	Naked Flames etc	Naked flame (otherwise unspec
13/5/01 11:09	1	1	Accidental	2	1	4	Naked Flames etc	Cigarette cigar or tobacco
21/6/01 16:13	1	3	Accidental	4	1	6	Naked Flames etc	Cigarette cigar or tobacco
20/10/01 18:09	1	1	Accidental	2	3	3	Naked Flames etc	Cigarette cigar or tobacco
9/11/01 5:57	1	1	Accidental	2	2	2	Naked Flames etc	Cigarette cigar or tobacco
13/1/02 4:34	1	2	Accidental	4	1	4	Naked Flames etc	Cigarette cigar or tobacco
26/4/02 0:49	1	1	Accidental	4	2	4	Space and Domestic Wate	Fixed convector or radiator
1/5/02 15:22	1	1	Not Known	4	1	3		
9/11/02 22:54	1	2	Accidental	2	1	4	Naked Flames etc	Cigarette cigar or tobacco
17/11/02 22:25	1	1		2	1	2		
27/1/03 9:30	1	3	Accidental	2	1	3	Naked Flames etc	Naked flame (otherwise unspec
13/2/03 17:25	2	1	Accidental		3	3	Naked Flames etc	Cigarette cigar or tobacco
13/2/03 17:25	2	1	Accidental		3	3	Naked Flames etc	Cigarette cigar or tobacco
16/2/03 3:13	1	G	Deliberate		1	2	Naked Flames etc	Cigarette lighter (disposable)
15/3/03 23:20	1	G	Accidental	4	1	4	Naked Flames etc	Naked flame (otherwise unspec
24/3/03 11:26	1	1	Not Known	6	5	3		
18/4/03 18:24	1	2	Accidental	4	2	3	Space and Domestic Wate	Portable convector or radiator
14/6/03 19:18	1	2	Accidental	4	1	3	Cooking Appliances	Ring, hot-plate (part of cooker)

Data continued on pairs of adjoining sheets. Use date as reference

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes.

Date and Time of Call	Material first ignited (description)	Defect Act Or Omission Description	Property Type	Property Type group	HMO Code
13/2/96 2:44	BEDDING	Careless handling of heat - other ca	Dwellings	Unspecified dwelling	HMO
12/9/96 17:48	sofa.	Lighted material ignited flammable	Dwellings	Terraced house	HMOF
29/10/96 10:07	Contents of wardrobe	Other deliberate action	Dwellings	Detached house	HMOD
7/2/97 16:00	Bedding	Fire or heat source dropped on arti	Dwellings	Flat, conversion	HMOF
17/2/97 5:39	bedding	Fire or heat source dropped on arti	Dwellings	Flat, conversion	HMOA
23/2/97 6:40	not known	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
23/2/97 6:40	not known	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
23/2/97 6:40	not known	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
23/2/97 6:40	not known	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
23/2/97 6:40	not known	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
30/3/97 2:41	nk	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
24/5/97 21:23	bedding	Fire or heat source dropped on arti	Dwellings	Terraced flat, conversion	HMOF
9/7/97 1:16	DUVET COVER	Careless disposal	Dwellings	Terraced house	HMOA
30/7/97 16:09	SOFA COVER	Deliberate application of naked flan	Dwellings	Flat, conversion	HMOA
8/8/97 4:12	vapours	Deliberate application of naked flan	Dwellings	Detached house (sheltered accor	HMOB
23/10/97 4:11	CLOTHING/BEDDING	Heat source used/placed near com	Dwellings	Terraced house	HMOB
12/12/97 16:53	clothing	Fire or heat source dropped on arti	Dwellings	Terraced flat, conversion	HMOF
28/12/97 0:35	bedlinen	Article(s) fell onto heat source	Dwellings	Flat, conversion	HMOA
30/12/97 18:16	clothing / linen	Careless disposal of match	Dwellings	Terraced purpose built flat	HMOF
7/1/98 8:05	CURTAINS	Other known cause	Dwellings	Flat, conversion	HMOF
25/1/98 2:43	armchair seat cushion	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
9/2/98 9:03	blanket or clothing	Lack of maintenance or worn out	Dwellings	Flat, conversion	HMOF
19/2/98 9:50	accumulated refuse.	Heat source used/placed near com	Dwellings	Semi-detached house	HMOA
24/2/98 18:36	petrol vapours	Suicide (inc attempt)	Dwellings	Detached house	HMOB
26/3/98 4:14	refuse	Heat source overturned	Dwellings	Flat, conversion	HMOF
29/3/98 6:43	unknown	Heat source used/placed near com	Dwellings	Terraced house	HMOA
29/3/98 6:43	unknown	Heat source used/placed near com	Dwellings	Terraced house	HMOA
29/3/98 6:43	unknown	Heat source used/placed near com	Dwellings	Terraced house	HMOA
21/4/98 19:21	accelerant vapour	Suicide (inc attempt)	Dwellings	Terraced house	HMOA
24/5/98 6:02	bedding	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
24/7/98 4:25	paper packaging	Careless handling of heat - unconsc	Dwellings	Flat, conversion	HMOF
24/8/98 23:00	unknown	Heat source used/placed near com	Dwellings	Other residential accommodation	HMOA
13/9/98 0:58	paper	Careless disposal	Dwellings	Semi-detached house	HMOA

Data continued on next sheet

Data continued from previous pairs of sheets

See Appendix D for definitionof HMO codes

Data continued on pairs of adjoining sheets. Use date as reference

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes.

Date and Time of Call	Material first ignited (description)	Defect Act Or Omission Description	Property Type	Property Type group	HMO Code
18/9/98 10:25	flammable vapour	Deliberate application of naked flan	Dwellings	Terraced house	HMOA
30/10/98 8:28	armchair cover	Article(s)/heat source too close	Dwellings	Flat, conversion	HMOF
16/11/98 15:48	bedside cabinet	Fire or heat source dropped on arti	Dwellings	Flat, conversion	HMOF
27/12/98 22:52	Duvet cover	Other known cause	Dwellings	Flat, conversion	HMOF
2/2/99 2:57	papers	Heat source used/placed near com	Dwellings	Flat, conversion	HMOA
2/4/99 10:10	Paper	Heat source used/placed near com	Dwellings	Terraced house	HMOA
12/4/99 20:16	shirt	Article(s)/heat source too close	Dwellings	Flat, conversion	HMOF
12/5/99 18:28	clothing	Person too close to fire/heat sourc	Dwellings	Semi-detached house	HMOF
13/8/99 23:53	bedding	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
27/8/99 9:22	FLUFF/DUST	Arc from faulty electrical contact	Dwellings	Terraced house	HMOF
11/2/00 10:05	settee	Careless disposal	Dwellings	Terraced house	HMOA
8/10/00 6:30	nk	Careless disposal	Dwellings	Hotel or boarding house	HMOD
26/11/00 6:53	towelling/fabrics	Careless disposal	Dwellings	Terraced house	HMOA
5/12/00 22:36	materials on or near bed	Careless disposal	Dwellings	Semi-detached house	HMOF
25/12/00 10:53	facial skin and head hair	Person set fire to themself (Accide	Dwellings	Semi-detached house	HMOB
11/1/01 22:42	christmas tree	Playing with fire	Dwellings	Flat, conversion	HMOA
20/2/01 3:32	clothing or bedding	Careless disposal	Dwellings	Flat, conversion	HMOF
8/4/01 17:19	RUBBISH	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
20/4/01 4:41	FABRICS	Careless disposal	Dwellings	Terraced house	HMOA
7/5/01 14:52		Deliberate application of naked flan	Dwellings	Flat, conversion	HMOA
13/5/01 11:09	bedding	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
21/6/01 16:13	cushion cover	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
20/10/01 18:09	Bedding	Careless disposal	Dwellings	Semi-detached house	HMOA
9/11/01 5:57	cushion	Careless handling of heat - unconsc	Dwellings	Terraced flat, conversion	HMOF
13/1/02 4:34	2/3 seater sofa upholstei	Fire or heat source dropped on arti	Dwellings	Terraced flat, conversion	HMOF
26/4/02 0:49	Bedding	Article(s)/heat source too close	Dwellings	Terraced house	HMOD
1/5/02 15:22			Dwellings	Flat, conversion	HMOD
9/11/02 22:54	bedding	Careless disposal	Dwellings	Terraced flat, conversion	HMOF
17/11/02 22:25			Dwellings	Terraced house	HMOA
27/1/03 9:30	CLOTHING	Careless disposal	Dwellings	Terraced house	HMOF
13/2/03 17:25	BEDDING	Careless disposal	Dwellings	Flat, conversion	HMOA
13/2/03 17:25	BEDDING	Careless disposal	Dwellings	Flat, conversion	HMOA
16/2/03 3:13	Petrol vapour	Suicide (inc attempt)	Dwellings	Terraced house	HMOB
15/3/03 23:20	FABRICS	Careless disposal	Dwellings	Detached house	HMOA
24/3/03 11:26			Dwellings	Terraced flat, conversion	HMOF
18/4/03 18:24	clothing	Article(s)/heat source too close	Dwellings	Flat, conversion	HMOF
14/6/03 19:18		Chip pan fire-circumstances unknov	Dwellings	Detached house	HMOF

See Appendix D for definitionof HMO codes

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes.

Date and Time of Call	FPA Contraventions?	AFD installed	Did detection actuate	Use Of Room	Age	Sex	Alcohol level
13/2/96 2:44	No	Yes	no - System	Bedroom or cabin	32	M	336
12/9/96 17:48	No	No	No	Unspecified residential room	54	M	
29/10/96 10:07	No	No	No	Bedsitting room	18	M	
7/2/97 16:00	No	No	No	Bedroom or cabin	89	F	
17/2/97 5:39	No	No	No	Bedsitting room	51	M	315
23/2/97 6:40	No	No	No	Living/sitting room/lounge	40	M	0
23/2/97 6:40	No	No	No	Living/sitting room/lounge	4	F	0
23/2/97 6:40	No	No	No	Living/sitting room/lounge	0	F	0
23/2/97 6:40	No	No	No	Living/sitting room/lounge	25	F	0
23/2/97 6:40	No	No	No	Living/sitting room/lounge	2	M	0
30/3/97 2:41	No	No	No		62	M	286
24/5/97 21:23	No	No	No	Bedroom or cabin	41	F	308
9/7/97 1:16	No	No	No	Bedroom or cabin	26	M	261
30/7/97 16:09	No	No	No	Kitchen	38	F	
8/8/97 4:12	No	Yes	Yes	Unspecified residential room		M	
23/10/97 4:11	No	No	No		25	F	125
12/12/97 16:53	No	No	No	Living/sitting room/lounge	22	F	
28/12/97 0:35	No	No	No	Bedsitting room	76	M	
30/12/97 18:16	No	No	no - smoke	Corridor or hall	22	F	
7/1/98 8:05	Yes	No	No	Living/sitting room/lounge	26	M	
25/1/98 2:43	No	No	No	Living/sitting room/lounge	53	M	441
9/2/98 9:03	No	No	No	Bedsitting room	62	M	0
19/2/98 9:50	Yes	Yes	no - two smo	Bedroom or cabin		M	
24/2/98 18:36	No	No	No	Other access area	39	F	
26/3/98 4:14	No	Yes	no - Battery	Bedroom or cabin	48	M	
29/3/98 6:43	No	No	No	Kitchen	21	F	80
29/3/98 6:43	No	No	No	Kitchen	24	M	80
29/3/98 6:43	No	No	No	Kitchen	27	M	80
21/4/98 19:21	Yes	No	No	Bedsitting room		M	0
24/5/98 6:02	No	No	No	Living/sitting room/lounge	47	M	
24/7/98 4:25	No	Yes	Yes	Bedroom or cabin	35	M	
24/8/98 23:00	Yes	No	No	Bedsitting room	48	M	
13/9/98 0:58	Yes	Yes	no - Battery	Bedsitting room	63	M	
18/9/98 10:25	No	Yes	no - Incident	occured ouside of property,in ou	29	F	

Alcohol levels:
80 = legal driving limit
80-200 = intoxicates
over 200 = highly intoxicated

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes.

Date and Time of Call	FPA Contraventions?	AFD installed	Did detection actuate	Use Of Room	Age	Sex	Alcohol level
30/10/98 8:28	No	No	No		83	F	0
16/11/98 15:48	Yes	No	No	Bedroom or cabin	59	F	205
27/12/98 22:52	No	No	No	Stairs	30	F	11
2/2/99 2:57	No	No	No	Bedroom or cabin	72	M	0
2/4/99 10:10	No	No	No	Bedsitting room	2	M	0
12/4/99 20:16	No	No	No	Dining room	59	M	330
12/5/99 18:28	No	No	No		76	F	0
13/8/99 23:53	No	No	No	Bedroom or cabin	68	M	39
27/8/99 9:22	No	No	No	Living/sitting room/lounge	42	M	71
11/2/00 10:05	No	No	No	Living/sitting room/lounge	80	F	110
8/10/00 6:30	No	No	No	Bedsitting room	38	M	205
26/11/00 6:53	No	No	No	Bedsitting room	85	F	29
5/12/00 22:36	No	No	No		70	M	0
25/12/00 10:53	No	No	No	Kitchen	47	M	
11/1/01 22:42	No	No	No	Bedsitting room	30	M	
20/2/01 3:32	No	Yes	Yes	Bedsitting room	37	M	325
8/4/01 17:19	No	No	No	Unspecified residential room	76	M	
20/4/01 4:41	No	Yes	Yes	Bedsitting room	19	M	192
7/5/01 14:52	Yes	No	No				
13/5/01 11:09	No	No	No		61	M	0
21/6/01 16:13	No	No	No	Living/sitting room/lounge	43	M	196
20/10/01 18:09	No	Yes	Yes	Bedroom or cabin	55	F	297
9/11/01 5:57	No	No	No	Living/sitting room/lounge	53	M	385
13/1/02 4:34	No	Yes	no :Smoke al	Living/sitting room/lounge	40	F	322
26/4/02 0:49	Yes	No	No		5	M	
1/5/02 15:22	No	Yes	Yes	Bedsitting room	78	M	
9/11/02 22:54	No	No	No	Bedroom or cabin	62	F	
17/11/02 22:25	No	Yes	No S/D in ro	Bedsitting room			
27/1/03 9:30	Yes	No	No	Living/sitting room/lounge	67	M	302
13/2/03 17:25	No	No	No		45	M	
13/2/03 17:25	No	No	No		66	M	
16/2/03 3:13	No	No	No	Bedsitting room	50	M	0
15/3/03 23:20	No	Yes	Yes	Bedsitting room	45	F	321
24/3/03 11:26	No	Yes	Occupant di	Main hall	32	M	
18/4/03 18:24	No	No	No	Bedroom or cabin	41	M	248
14/6/03 19:18	No	No	No	Bedsitting room	52	M	

Alcohol levels:
80 = legal driving limit
80-200 = intoxicates
over 200 = highly intoxicated

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes.

Date and Time of Call	Personal circumstances
13/2/96 2:44	VICTIM HAD BEEN OUT CELEBRATING HIS NEW JOB
12/9/96 17:48	LIVED ALONE. WAS KNOWN TO BE H.I.V positive.
29/10/96 10:07	
7/2/97 16:00	elderly and living alone in second floor flat
17/2/97 5:39	
23/2/97 6:40	Escaping from room of origin
23/2/97 6:40	ASLEEP ON DOUBLE BED
23/2/97 6:40	IN COT
23/2/97 6:40	IN BEDROOM WITH CHILDREN, OPENED THE DOOR
23/2/97 6:40	IN COT
30/3/97 2:41	Medical evidence of coronary heart desease
24/5/97 21:23	separated from husband, living alone, severe alchoholism and depression.
9/7/97 1:16	ASLEEP IN UPSTAIRS BEDROOM,
30/7/97 16:09	
8/8/97 4:12	
23/10/97 4:11	
12/12/97 16:53	there were no services (electrical and gas) to the premises.
28/12/97 0:35	AFTER A NIGHT DRINKING WITH FRIENDS THE DECEASED FELL ASLEEP, AFTER WHICH HIS BEDDING CAME INTO CONTACT WITH A ELECTRIC COOKING RING, POSI
30/12/97 18:16	
7/1/98 8:05	young male adult living alone
25/1/98 2:43	History of psychiatric problems, and alchohol abuse. Lived alone following divorce from wife.
9/2/98 9:03	Partially disabled and reclusive
19/2/98 9:50	deceased lived alone something of a recluse.
24/2/98 18:36	Mentally disturbed
26/3/98 4:14	deceased was heavily intoxicated when the fire occurred. He was rescued from the building and resuscitated. He was on a life support machine for three months
29/3/98 6:43	back packer
29/3/98 6:43	back packer
29/3/98 6:43	Back-packer
21/4/98 19:21	
24/5/98 6:02	hiv positive
24/7/98 4:25	Deceased lived alone. History of epilepsy (fits at leat once a fortnight)
24/8/98 23:00	UNEMPLOYED MALE LIVING ALONE WITHIN H.M.O
13/9/98 0:58	

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes.

Date and Time of Call	Personal circumstances
18/9/98 10:25	Deceased had a history of mental illness.
30/10/98 8:28	
16/11/98 15:48	Asleep in room seperate from that of fire's orogin.
27/12/98 22:52	
2/2/99 2:57	retired artist, living in squalor
2/4/99 10:10	Alone
12/4/99 20:16	
12/5/99 18:28	alone
13/8/99 23:53	
27/8/99 9:22	
11/2/00 10:05	
8/10/00 6:30	Drinker. Smoker.
26/11/00 6:53	Elderly widower
5/12/00 22:36	
25/12/00 10:53	Suffered from drink (alcohol) related epileptic fits.
11/1/01 22:42	a polish illegal overstayer
20/2/01 3:32	Evidence and history of alcohol abuse.
8/4/01 17:19	suffered from partial blindness and was a diabetic.
20/4/01 4:41	Resident of HMO
7/5/01 14:52	
13/5/01 11:09	was suffering from mental health problems and physical disabilities since having a stroke at the age of 31
21/6/01 16:13	KNOWN TO BE A HEAVY SMOKER AND DRINKER.
20/10/01 18:09	lived with her husband and two children in a HMO that they owned.
9/11/01 5:57	Lived alone. History of alcohol abuse.Suffering from depression. Known to police for various offences. Had several fires in his flat over a period of six years, mostly
13/1/02 4:34	Deceased appeared to be in a state of decline healthwise, often missed meals and often drunk a bottle or more of spirits a day.
26/4/02 0:49	
1/5/02 15:22	
9/11/02 22:54	Elderly women with a history of high use of tobacco and alcohol. Smoking in bed. Suffered depression and hallucinations. 24 hour private carer.
17/11/02 22:25	
27/1/03 9:30	The deceased lived alone, and had a history of alchohol related problems.
13/2/03 17:25	
13/2/03 17:25	
16/2/03 3:13	Deceased suffered from depression. Had been admitted to St. Georges Hospital in January 2003 for one week. Had been prescribed Quetiapine used to treat schiz
15/3/03 23:20	SMOKER ALONE IN ROOM UNDER INFLUENCE OF ALCOHOL
24/3/03 11:26	
18/4/03 18:24	
14/6/03 19:18	

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes.

Date and Time of Call	Additional comments	Details Of Person Description
13/2/96 2:44		Not Applicable
12/9/96 17:48		alcoholic
29/10/96 10:07		
7/2/97 16:00	P.M. did not include test for CO/hb or alcohol	
17/2/97 5:39		
23/2/97 6:40	ACTIONS OF FIRE CREWS AND INVESTIGATING OFFICERS PRAISED BY CORONER. CORONER DISCUSSED LESS(	Not Applicable
23/2/97 6:40	ACTIONS OF FIRE CREWS AND INVESTIGATING OFFICERS PRAISED BY CORONER. CORONER DISCUSSED LESS(	Not Applicable
23/2/97 6:40	ACTIONS OF FIRE CREWS AND INVESTIGATING OFFICERS PRAISED BY CORONER. CORONER DISCUSSED LESS(	Not Applicable
23/2/97 6:40	ACTIONS OF FIRE CREWS AND INVESTIGATING OFFICERS PRAISED BY CORONER. CORONER DISCUSSED LESS(	Not Applicable
23/2/97 6:40	ACTIONS OF FIRE CREWS AND INVESTIGATING OFFICERS PRAISED BY CORONER. CORONER DISCUSSED LESS(	Not Applicable
30/3/97 2:41	Wife of deseased had mental illness. Sectioned soon after the fire. Poor standard of housekeeping.	Not Applicable
24/5/97 21:23		thought to be affected by alcohol
9/7/97 1:16		
30/7/97 16:09		
8/8/97 4:12	murder inquiry	Not Applicable
23/10/97 4:11		Not Applicable
12/12/97 16:53	DRUGS DETECTED. METHADONE-.26 MG/L DIAZAPAN-.06 MG/L NORDLAZEPAM .79 MG/L TAMAZAPAM .03	UNDER INFLUENCE OF DRUGS
28/12/97 0:35	THE DECEASED WAS A FRAIL MAN, WHO SUFFERED FROM LUNG PROBLEMS. CORONER AGREED WITH BRIGA(	reportedly intoxicated and lung complaint
30/12/97 18:16	subject to police investigation.	under the influence of alcohol
7/1/98 8:05		Not Applicable
25/1/98 2:43		Mentally Disabled
9/2/98 9:03		Otherwise physically disabled
19/2/98 9:50		Mentally Disabled
24/2/98 18:36		Mentally Disabled
26/3/98 4:14		inebriated occupant
29/3/98 6:43		Not Applicable
29/3/98 6:43		Not Applicable
29/3/98 6:43		Not Applicable
21/4/98 19:21		
24/5/98 6:02		
24/7/98 4:25	The occupant was using candles for lighting as there was no credit in the electricity meter. The supposed c	epilepsy
24/8/98 23:00	The coroner asked about smoke alarms in HMO's, in particular if they may have given an early warning in this case. She went on to recommend that all residenti:	
13/9/98 0:58		

Appendix B
Data from London Fire Brigade

deaths in HMOs london 1996 - June 2003. All causes.

Date and Time of Call	Additional comments	Details Of Person Description
18/9/98 10:25	Coroner was satisfied that deceased acted alone and intended to do herself harm but her mental state was	Mentally Disabled
30/10/98 8:28		
16/11/98 15:48		
27/12/98 22:52	Jumped or fell from upper floor whilst escaping from fire	
2/2/99 2:57	fire caused by either night light candles or match	
2/4/99 10:10		
12/4/99 20:16		Not Applicable
12/5/99 18:28		
13/8/99 23:53		
27/8/99 9:22		Not Applicable
11/2/00 10:05		
8/10/00 6:30		
26/11/00 6:53		
5/12/00 22:36		
25/12/00 10:53	Suffered epileptic fit fell onto electric heater.	suffering effects of alcohol
11/1/01 22:42		Not Applicable
20/2/01 3:32		Possibly intoxicated
8/4/01 17:19		
20/4/01 4:41		Not Applicable
7/5/01 14:52		
13/5/01 11:09		
21/6/01 16:13		
20/10/01 18:09	Previous medical history of a broken leg and other falling injuries.	Not Applicable
9/11/01 5:57		Used a walking stick to aid mobility, Also evidence
13/1/02 4:34		possibly insensible due to alcohol abuse
26/4/02 0:49		Not Applicable
1/5/02 15:22		
9/11/02 22:54	Smoke alarm had been recommended by the care company following a risk assessment of the site some months before the fire but none had been fitted despit	
17/11/02 22:25		
27/1/03 9:30		Not Applicable
13/2/03 17:25		
13/2/03 17:25		
16/2/03 3:13	Deceased poured petrol over himself and used a disposable lighter to ignite petrol vapours.	Suffering from depression/on medication
15/3/03 23:20		Not Applicable
24/3/03 11:26		Not Applicable
18/4/03 18:24		
14/6/03 19:18		

Appendix C
Data from English Survey of Housing

Table S120 (A1.17) Type of accommodation by tenure

All households — *England 2001/2*

Tenure	Type of accommodation: House: Detached	House: Semi-detached	House: Terrace	House: **All**	Flat or masionette: Purpose-built	Flat or masionette: Conversion	Flat or masionette: **All**	Caravan/ mobile home	Other	All
										thousands
Owned outright	1,964	2,142	1,287	5,392	276	94	370	37	15	5,813
Buying with a mortgage	2,201	3,110	2,553	7,864	417	193	609	1	14	8,489
All owners	**4,165**	**5,252**	**3,839**	**13,256**	**692**	**287**	**979**	**38**	**29**	**14,302**
Rented from:										
council	16	814	840	1,671	1,025	68	1,093	1	6	2,771
RSL	20	281	364	664	464	78	542	0	4	1,211
All social sector tenants	**36**	**1,095**	**1,204**	**2,336**	**1,489**	**146**	**1,635**	**1**	**10**	**3,982**
Rented privately:										
unfurnished	130	305	470	905	231	261	492	2	8	1,406
furnished	36	69	158	263	110	184	294	2	2	561
All rented privately	**166**	**374**	**628**	**1,168**	**340**	**445**	**786**	**4**	**9**	**1,967**
All tenures	**4,367**	**6,722**	**5,671**	**16,760**	**2,522**	**878**	**3,400**	**42**	**48**	**20,251**
										percentages
Owned outright	34	37	22	**93**	5	2	6	1	0	100
Buying with a mortgage	26	37	30	**93**	5	2	7	0	0	100
All owners	**29**	**37**	**27**	**93**	**5**	**2**	**7**	**0**	**0**	**100**
Rented from:										
council	1	29	30	**60**	37	2	39	0	0	100
RSL	2	23	30	**55**	38	6	45	0	0	100
All social sector tenants	**1**	**28**	**30**	**59**	**37**	**4**	**41**	**0**	**0**	**100**
Rented privately:										
unfurnished	9	22	33	**64**	16	19	35	0	1	100
furnished	6	12	28	**47**	20	33	52	0	0	100
All rented privately	**8**	**19**	**32**	**59**	**17**	**23**	**40**	**0**	**0**	**100**
All tenures	**22**	**33**	**28**	**83**	**12**	**4**	**17**	**0**	**0**	**100**

Source: ODPM Survey of English Housing

51% Conv flats rented privately

Appendix C
Data from English Survey of Housing

S108 (A1.5) Household type by tenure

All households — *England 2001/2*

Tenure	Household type: Couple, no dependent children	Couple with dependent children	Lone parent with dependent children	Other multi-person household	One male	One female	All one person households	Total
								thousands
Owned outright	3 145	329	80	356	914	989	1 903	5 813
Buying with a mortgage	3 166	3 156	385	393	801	589	1 389	8 489
All owners	**6 311**	**3 485**	**466**	**749**	**1 715**	**1 577**	**3 292**	**14 303**
Rented from:								
council	567	408	491	215	586	506	1 092	2 772
RSL	206	215	229	64	252	246	498	1 211
All social rented sector tenants	**773**	**622**	**719**	**278**	**838**	**752**	**1 590**	**3 983**
Rented privately:								
unfurnished	392	241	159	122	281	212	493	1 407
furnished	127	42	19	167	148	59	207	561
All rented privately	**519**	**283**	**178**	**288**	**429**	**271**	**700**	**1 968**
All tenures	**7 602**	**4 390**	**1 363**	**1 316**	**2 982**	**2 601**	**5 582**	**20 254**
								percentages
Owned outright	54	6	1	6	16	17	0	100
Buying with a mortgage	37	37	5	5	9	7	0	100
All owners	**44**	**24**	**3**	**5**	**12**	**11**	0	**100**
Rented from:								
council	20	15	18	8	21	18	0	100
RSL	17	18	19	5	21	20	0	100
All social rented sector tenants	**19**	**16**	**18**	**7**	**21**	**19**	0	**100**
Rented privately:								
unfurnished	28	17	11	9	20	15	0	100
furnished	23	7	3	30	26	11	0	100
All rented privately	**26**	**14**	**9**	**15**	**22**	**14**	0	**100**
All tenures	**38**	**22**	**7**	**6**	**15**	**13**	0	**100**

Source: ODPM Survey of English Housing

Appendix C
Data from English Survey of Housing

S524 (A5.16) Type of accommodation occupied by tenancy group by type of letting

All private tenancies — *England 2001/2*

Type of letting	Type of accommodation occupied by tenancy group							
	Detached house	Semi-detached house	Terraced house	Purpose-built flat	Converted flat	Rooms in house	Rooms in a flat/other	Total
								thousands
Assured	14	56	93	42	57	4	6	272
Assured shorthold	72	178	400	214	307	45	20	1238
All assured	**87**	**235**	**494**	**256**	**364**	**49**	**26**	**1510**
Regulated, rent registered	3	26	21	11	9	0	0	70
Regulated, rent not registered	3	15	21	5	5	0	0	50
All regulated	**6**	**42**	**42**	**16**	**14**	**0**	**0**	**120**
Not accessible to public, rent paid	23	21	27	22	8	7	5	114
Not accessible to public, rent free	44	58	41	32	14	0	6	194
All not accessible to public	**68**	**79**	**68**	**54**	**22**	**7**	**11**	**308**
Resident landlord and no security	**3**	**10**	**18**	**8**	**42**	**91**	**28**	**200**
All	**163**	**366**	**621**	**333**	**443**	**147**	**65**	**2138**
								percentages
Assured	5	21	34	15	21	1	2	100
Assured shorthold	6	14	32	17	25	4	2	100
All assured	**6**	**16**	**33**	**17**	**24**	**3**	**2**	**100**
Regulated, rent registered	4	38	30	15	13	0	0	100
Regulated, rent not registered	6	31	42	11	10	0	0	100
All regulated	**5**	**35**	**35**	**13**	**12**	**0**	**0**	**100**
Not accessible to public, rent paid	20	19	23	19	7	6	5	100
Not accessible to public, rent free	23	30	21	16	7	0	3	100
All not accessible to public	**22**	**26**	**22**	**17**	**7**	**2**	**3**	**100**
Resident landlord and no security	**1**	**5**	**9**	**4**	**21**	**46**	**14**	**100**
All	**8**	**17**	**29**	**16**	**21**	**7**	**3**	**100**

1 This is the accommodation occupied by the tenancy group. Table A5.19 shows the accommodation occupied by the household; there is a difference when the household contains more than one tenancy group which happens particularly in resident landlord lettings

Source: ODPM Survey of English Housing

Appendix C
Data from English Survey of Housing

S527 (A5.19) Type of accommodation occupied by household by type of letting

All private tenancies — *England 2001/2*

Type of letting	Type of accommodation occupied by household[1]						
	Detached house	Semi-detached house	Terraced house	Purpose-flat	Converted flat	With business premises[2]	**Total**
							thousands
Assured	13	56	97	43	60	3	272
Assured shorthold	70	191	433	228	307	10	1238
All assured	**84**	**247**	**530**	**271**	**366**	**12**	**1510**
Regulated, rent registered	2	26	21	11	9	1	70
Regulated, rent not registered	3	15	21	5	5	0	50
All regulated	**5**	**42**	**42**	**16**	**14**	**1**	**120**
Not accessible to public, rent paid	22	21	33	20	7	11	114
Not accessible to public, rent free	44	58	40	34	14	4	194
All not accessible to public	**66**	**78**	**73**	**55**	**21**	**15**	**308**
Resident landlord and no security	**21**	**41**	**60**	**30**	**45**	**3**	**200**
All	**176**	**408**	**705**	**372**	**447**	**31**	**2138**
							percentages
Assured	5	21	36	16	22	1	100
Assured shorthold	6	15	35	18	25	1	100
All assured	**6**	**16**	**35**	**18**	**24**	**1**	**100**
Regulated, rent registered	3	38	30	15	13	2	100
Regulated, rent not registered	6	31	42	11	10	0	100
All regulated	**4**	**35**	**35**	**13**	**12**	**1**	**100**
Not accessible to public, rent paid	19	18	29	18	6	10	100
Not accessible to public, rent free	23	30	21	18	7	2	100
All not accessible to public	**21**	**25**	**24**	**18**	**7**	**5**	**100**
Resident landlord and no security	**11**	**20**	**30**	**15**	**23**	**1**	**100**
All	**8**	**19**	**33**	**17**	**21**	**1**	**100**

1 The table shows the accommodation occupied by the household; Table A5.16 shows the accommodation occupied by the tenancy group.
There is a difference when there is more than one tenancy group in the household which happens particularly in resident landlord lettings.
2 Includes other types of accommodation

Source: ODPM Survey of English Housing

Appendix C
Data from English Survey of Housing

Table A5.17 Type of accommodation occupied by tenancy group and if self contained by type of letting

All private tenancies — *England 1999/2000*

Type of letting	Type of accommodation: Self contained: 1-2 bedroom house	3 bedroom house	4 or more bedroom house	Studio flat	1 bedroom flat	Other flat [1]	**Total self contained**	Not self contained: Rooms	Bedsit	Other [2]	**Total not self contained**	**Total**
												thousands
Assured	67	64	8	5	43	46	**234**	13	2	27	**42**	275
Assured shorthold	240	274	81	17	175	217	**1,004**	96	9	131	**236**	1,240
All assured	**307**	**339**	**89**	**22**	**218**	**263**	**1,238**	**109**	**11**	**158**	**278**	**1,515**
Regulated, rent registered	15	29	5	0	9	16	**74**	0	0	5	**5**	79
Regulated, rent not registered	18	32	3	1	10	4	**67**	1	2	5	**8**	75
All regulated	**32**	**61**	**9**	**1**	**19**	**19**	**141**	**1**	**2**	**10**	**13**	**154**
Not accessible to public, rent paid	27	54	17	0	17	25	**140**	30	5	36	**72**	211
Not accessible to public, rent free	53	89	39	0	7	26	**214**	5		11	**15**	229
All not accessible to public	**80**	**142**	**56**	**0**	**24**	**51**	**353**	**35**	**5**	**47**	**87**	**440**
Resident landlord and no security	**14**	**8**	**3**	**0**	**11**	**5**	**41**	**110**	**3**	**37**	**150**	**191**
All	**432**	**550**	**157**	**24**	**271**	**339**	**1,773**	**256**	**21**	**251**	**528**	**2,301**
												percentages
Assured	24	23	3	2	15	17	**85**	5	1	10	**15**	100
Assured shorthold	19	22	7	1	14	18	**81**	8	1	11	**19**	100
All assured	**20**	**22**	**6**	**1**	**14**	**17**	**94**	**7**	**1**	**10**	**18**	**100**
Regulated, rent registered	19	37	7	0	12	20	**89**	0	0	6	**6**	100
Regulated, rent not registered	23	42	5	2	13	5	**66**	2	3	6	**11**	100
All regulated	**21**	**40**	**6**	**1**	**12**	**12**	**93**	**1**	**1**	**6**	**8**	**100**
Not accessible to public, rent paid	13	25	8	0	8	12	**21**	14	2	17	**34**	100
Not accessible to public, rent free	23	39	17	0	3	11	**82**	2		5	**7**	100
All not accessible to public	**18**	**32**	**13**	**0**	**5**	**12**	**92**	**8**	**1**	**11**	**20**	**100**
Resident landlord and no security	**7**	**4**	**2**	**0**	**6**	**3**	**80**	**58**	**2**	**19**	**79**	**100**
All	**19**	**24**	**7**	**1**	**12**	**15**	**77**	**11**	**1**	**11**	**23**	**100**

1 Includes other types of accommodation
2 Estimates of non self-contained households are not comparable with previous years - see Appendix A - Notes and Definitions. 1998/9 figure was 129 thousand in place of 251 thousand.

Source: DETR Survey of English Housing
Please refer to 'Notes to tables' for guidance on use

Appendix C
Data from English Survey of Housing

Table A5.17 Type of accommodation occupied by tenancy group and if self contained by type of letting

All private tenancies — *England 2000/1*

Type of letting	Type of accommodation											
	Self contained:							Not self contained:				Total
	1-2 bedroom house	3 bedroom house	4 or more bedroom house	Studio flat	1 bedroom flat	Other flat [1]	**Total self contained**	Rooms	Bedsit	Other [2]	Total not self contained	
												thousands
Assured	57	64	20	1	31	24	197	4	1	11	16	213
Assured shorthold	279	271	81	18	209	188	1 046	62	16	95	172	1 219
All assured	**336**	**335**	**101**	**19**	**240**	**212**	**1 243**	**66**	**17**	**106**	**189**	**1 432**
Regulated, rent registered	17	25		1	7	7	58	0	0	4	4	62
Regulated, rent not registered	19	28	3		3	5	58	0	0	2	2	60
All regulated	**36**	**53**	**3**	**1**	**10**	**12**	**116**	**0**	**0**	**6**	**6**	**122**
Not accessible to public, rent paid	28	56	22	0	18	24	149	17	3	11	30	180
Not accessible to public, rent free	47	77	36	0	15	17	192	4	0	7	11	202
All not accessible to public	**75**	**133**	**58**	**0**	**32**	**41**	**341**	**21**	**3**	**17**	**41**	**382**
Resident landlord and no security	**16**	**14**	**4**	**4**	**19**	**8**	**65**	**140**	**5**	**39**	**183**	**248**
All	**463**	**535**	**166**	**24**	**301**	**274**	**1 765**	**226**	**24**	**169**	**420**	**2 184**
												percentages
Assured	27	30	9	1	14	11	**92**	2	1	5	8	100
Assured shorthold	23	22	7	1	17	15	**86**	5	1	8	14	100
All assured	**23**	**23**	**7**	**1**	**17**	**15**	**87**	**5**	**1**	**7**	**13**	**100**
Regulated, rent registered	28	41	0	2	12	11	**94**	0	0	6	6	100
Regulated, rent not registered	32	47	5	0	4	9	**96**	0	0	4	4	100
All regulated	**30**	**44**	**2**	**1**	**8**	**10**	**95**	**0**	**0**	**5**	**5**	**100**
Not accessible to public, rent paid	16	31	13	0	10	13	**83**	9	2	6	17	100
Not accessible to public, rent free	23	38	18	0	7	9	**95**	2	0	3	5	100
All not accessible to public	**20**	**35**	**15**	**0**	**8**	**11**	**89**	**5**	**1**	**5**	**11**	**100**
Resident landlord and no security	**6**	**6**	**2**	**1**	**8**	**3**	**26**	**56**	**2**	**16**	**74**	**100**
All	**21**	**25**	**8**	**1**	**14**	**13**	**81**	**10**	**1**	**8**	**19**	**100**

1 Includes other types of accommodation

1 Figures for 2000/1 are broadly comparable with years before 1999/00 but not with those for 1999/00. See Appendix A - Notes and Definitions

Source: DTLR Survey of English Housing

Appendix C
Data from English Survey of Housing

S525 (A5.17) Type of accommodation occupied by tenancy group and if self contained by type of letti

All private tenancies — *England 2001/2*

Type of letting	Type of accommodation: Self contained: 1-2 bedroom house	3 bedroom house	4 or more bedroom house	Studio flat	1 bedroom flat	Other flat [1]	Total self contained	Not self contained: Rooms	Bedsit	Other	Total not self contained	Total
												thousands
Assured	64	81	18	6	37	40	**247**	9	4	13	**25**	**272**
Assured shorthold	284	275	90	22	212	267	**1150**	61	4	23	**88**	**1238**
All assured	**348**	**356**	**108**	**28**	**249**	**307**	**1397**	**70**	**8**	**35**	**113**	**1510**
Regulated, rent registered	10	32	8	0	6	14	**70**	0	0	0	**0**	**70**
Regulated, rent not registered	14	23	2	0	5	5	**49**	0	0	1	**1**	**50**
All regulated	**24**	**56**	**10**	**0**	**10**	**19**	**119**	**0**	**0**	**1**	**1**	**120**
Not accessible to public, rent paid	14	42	15	4	4	21	**100**	8	1	5	**14**	**114**
Not accessible to public, rent free	35	75	34	0	10	36	**189**	2	0	3	**5**	**194**
All not accessible to public	**48**	**117**	**48**	**4**	**14**	**57**	**289**	**11**	**1**	**8**	**20**	**308**
Resident landlord and no security	**11**	**8**	**8**	**3**	**19**	**13**	**63**	**118**	**2**	**16**	**137**	**200**
All	**431**	**537**	**175**	**35**	**293**	**396**	**1868**	**199**	**11**	**60**	**270**	**2138**
												percentages
Assured	24	30	7	2	14	15	**91**	3	1	5	**9**	**100**
Assured shorthold	23	22	7	2	17	22	**93**	5	0	2	**7**	**100**
All assured	**23**	**24**	**7**	**2**	**17**	**20**	**93**	**5**	**1**	**2**	**7**	**100**
Regulated, rent registered	14	46	12	0	8	20	**100**	0	0	0	**0**	**100**
Regulated, rent not registered	28	47	4	0	9	10	**98**	0	0	2	**2**	**100**
All regulated	**20**	**46**	**9**	**0**	**9**	**16**	**99**	**0**	**0**	**1**	**1**	**100**
Not accessible to public, rent paid	12	37	13	4	3	19	**88**	7	1	4	**12**	**100**
Not accessible to public, rent free	18	39	17	0	5	19	**97**	1	0	2	**3**	**100**
All not accessible to public	**16**	**38**	**16**	**1**	**4**	**19**	**94**	**4**	**0**	**2**	**6**	**100**
Resident landlord and no security	**5**	**4**	**4**	**2**	**10**	**7**	**32**	**59**	**1**	**8**	**68**	**100**
All	**20**	**25**	**8**	**2**	**14**	**19**	**87**	**9**	**1**	**3**	**13**	**100**

1 Includes other types of accommodation

Source: ODPM Survey of English Housing

Appendix C
Data from English Survey of Housing

Table A9.2 Type of accommodation and whether self-contained by Government Office Region

All households — *England 2000/1*

Region	Type of accommodation										
	Self-contained									Not self-contained[1]	Total
	House:				Flat or maisonette:			Caravan/ mobile home	Other		
	Detached	Semi-detached	Terrace	All	Purpose-built	Not purpose-built	All				
											thousands
North East	141	467	360	968	117	13	130	0	1	8	1 106
North West	503	1 082	898	2 483	197	46	244	2	3	61	2 792
Yorkshire and the Humber	411	858	608	1 877	173	47	220	2	10	45	2 154
North	**1 055**	**2 407**	**1 866**	**5 328**	**488**	**106**	**594**	**4**	**14**	**113**	**6 053**
East Midlands	592	647	368	1 607	89	42	131	2	6	21	1 768
West Midlands	489	801	574	1 864	192	18	210	5	4	25	2 108
Midlands	**1 082**	**1 449**	**942**	**3 472**	**281**	**61**	**342**	**7**	**10**	**45**	**3 876**
East	668	726	587	1 981	194	34	229	5	2	37	2 254
London	170	568	916	1 654	827	408	1 235	2	5	139	3 035
South East	974	1 000	810	2 784	334	131	465	8	6	99	3 362
South West	590	620	555	1 765	188	67	255	5	2	51	2 077
South	**2 402**	**2 914**	**2 868**	**8 184**	**1 543**	**640**	**2 184**	**21**	**15**	**325**	**10 729**
All	**4 538**	**6 769**	**5 676**	**16 983**	**2 312**	**807**	**3 120**	**32**	**38**	**483**	**20 657**
											percentages
North East	13	42	33	87	11	1	12	0	0	1	100
North West	18	39	32	89	7	2	9	0	0	2	100
Yorkshire and the Humber	19	40	28	87	8	2	10	0	0	2	100
North	**17**	**40**	**31**	**88**	**8**	**2**	**10**	**0**	**0**	**2**	**100**
East Midlands	34	37	21	91	5	2	7	0	0	1	100
West Midlands	23	38	27	88	9	1	10	0	0	1	100
Midlands	**28**	**37**	**24**	**90**	**7**	**2**	**9**	**0**	**0**	**1**	**100**
East	30	32	26	88	9	2	10	0	0	2	100
London	6	19	30	54	27	13	41	0	0	5	100
South East	29	30	24	83	10	4	14	0	0	3	100
South West	28	30	27	85	9	3	12	0	0	2	100
South	**22**	**27**	**27**	**76**	**14**	**6**	**20**	**0**	**0**	**3**	**100**
All	**22**	**33**	**27**	**82**	**11**	**4**	**15**	**0**	**0**	**2**	**100**

1 Figures for 2000/1 are broadly comparable with years before 1999/00 but not with those for 1999/00. See Appendix A - Notes and Definitions

Source: DTLR Survey of English Housing

Appendix C
Data from English Survey of Housing

Table A5.10 Age and sex of head of tenancy group by type of letting

All private tenancies — *England 2000/1*

Type of letting	Age and sex of head of tenancy group								
	16 to 24		25 to 44		45 to 64		65 and over		Total
	Male	Female	Male	Female	Male	Female	Male	Female	
									thousands
Assured	21	18	88	26	27	11	10	13	213
Assured shorthold	164	101	545	185	133	45	32	16	1 221
All assured	**185**	**119**	**632**	**211**	**160**	**55**	**42**	**29**	**1 434**
Regulated, rent registered	0	0	3	1	14	4	24	15	62
Regulated, rent not registered	0	0	5	1	11	2	26	16	60
All regulated	**0**	**0**	**8**	**2**	**25**	**6**	**50**	**31**	**122**
Not accessible to public, rent paid	24	15	101	10	20	3	5	1	180
Not accessible to public, rent free	2	3	56	12	53	5	42	29	202
All not accessible to public	**26**	**19**	**157**	**22**	**73**	**8**	**47**	**30**	**382**
Resident landlord and no security	**36**	**24**	**109**	**36**	**21**	**10**	**8**	**4**	**248**
All tenures	**248**	**162**	**907**	**271**	**279**	**79**	**147**	**94**	**2 186**
									percentages
Assured	10	8	41	12	13	5	5	6	100
Assured shorthold	13	8	45	15	11	4	3	1	100
All assured	**13**	**8**	**44**	**15**	**11**	**4**	**3**	**2**	**100**
Regulated, rent registered	0	0	5	2	23	7	39	24	100
Regulated, rent not registered	0	0	9	2	18	3	43	26	100
All regulated	**0**	**0**	**7**	**2**	**20**	**5**	**41**	**25**	**100**
Not accessible to public, rent paid	13	9	56	6	11	2	3	1	100
Not accessible to public, rent free	1	2	28	6	26	2	21	14	100
All not accessible to public	**7**	**5**	**41**	**6**	**19**	**2**	**12**	**8**	**100**
Resident landlord and no security	**15**	**10**	**44**	**14**	**8**	**4**	**3**	**2**	**100**
All tenures	**11**	**7**	**41**	**12**	**13**	**4**	**7**	**4**	**100**

Source: DTLR Survey of English Housing

Appendix C
Data from English Survey of Housing

Table A5.16 Type of accommodation occupied by tenancy group by type of letting

All private tenancies — *England 2000/1*

Type of letting	Type of accommodation occupied by tenancy group[1]							
	Detached house	Semi-detached house	Terraced house	Purpose-built flat	Converted flat	Rooms in house	Rooms in a flat/other	Total
								thousands
Assured	17	38	88	36	30	2	2	213
Assured shorthold	76	192	373	197	316	38	27	1 219
All assured	**93**	**230**	**461**	**234**	**346**	**41**	**28**	**1 432**
Regulated, rent registered	3	17	22	6	13	0	0	62
Regulated, rent not registered	5	31	14	5	5	0	0	60
All regulated	**8**	**49**	**35**	**11**	**18**	**0**	**0**	**122**
Not accessible to public, rent paid	24	42	41	32	20	12	8	180
Not accessible to public, rent free	74	51	37	23	11	4	3	202
All not accessible to public	**98**	**93**	**78**	**55**	**31**	**16**	**11**	**382**
Resident landlord and no security	**6**	**25**	**19**	**1**	**56**	**109**	**32**	**248**
All	**205**	**397**	**593**	**301**	**452**	**166**	**71**	**2 184**
								percentages
Assured	8	18	41	17	14	1	1	100
Assured shorthold	6	16	31	16	26	3	2	100
All assured	**6**	**16**	**32**	**16**	**24**	**3**	**2**	**100**
Regulated, rent registered	5	28	35	10	22	0	0	100
Regulated, rent not registered	8	52	23	8	8	0	0	100
All regulated	**7**	**40**	**29**	**9**	**15**	**0**	**0**	**100**
Not accessible to public, rent paid	13	23	23	18	11	7	4	100
Not accessible to public, rent free	37	25	18	11	6	2	1	100
All not accessible to public	**26**	**24**	**20**	**14**	**8**	**4**	**3**	**100**
Resident landlord and no security	**2**	**10**	**8**	**0**	**23**	**44**	**13**	**100**
All	**9**	**18**	**27**	**14**	**21**	**8**	**3**	**100**

1 This is the accommodation occupied by the tenancy group. Table A5.19 shows the accommodation occupied by the household; there is a difference when the household contains more than one tenancy group which happens particularly in resident landlord lettings

Source: DTLR Survey of English Housing

Appendix C
Data from English Survey of Housing

Table A5.55 Numbers of lodgers: 1994/5 to 2000/1

Lodgers [1] *England*

	1994/5	1995/6	1996/7	1997/8	1998/9	1999/00	2000/1
							thousands
Lodgers living in their landlord's household							
Number of households	117	127	118	101	95	96	94
Number of tenancies	147	153	140	132	114	116	122
Lodgers which were separate households							
Number of households	16	15	15	10	11	17	23
Number of tenancies	16	15	15	11	11	17	23
Lodgers who were staying temporarily[2]							
Number of households	..	56	57	53	59	79	67
Number of tenancies	..	92	107	64	82	99	80
Total							
Number of households	..	198	190	162	162	193	184
Number of tenancies	..	260	262	207	207	233	224

1 See Appendix A for a detailed definition of lodgers
2 Not asked in 1994/5

Source: DTLR Survey of English Housing

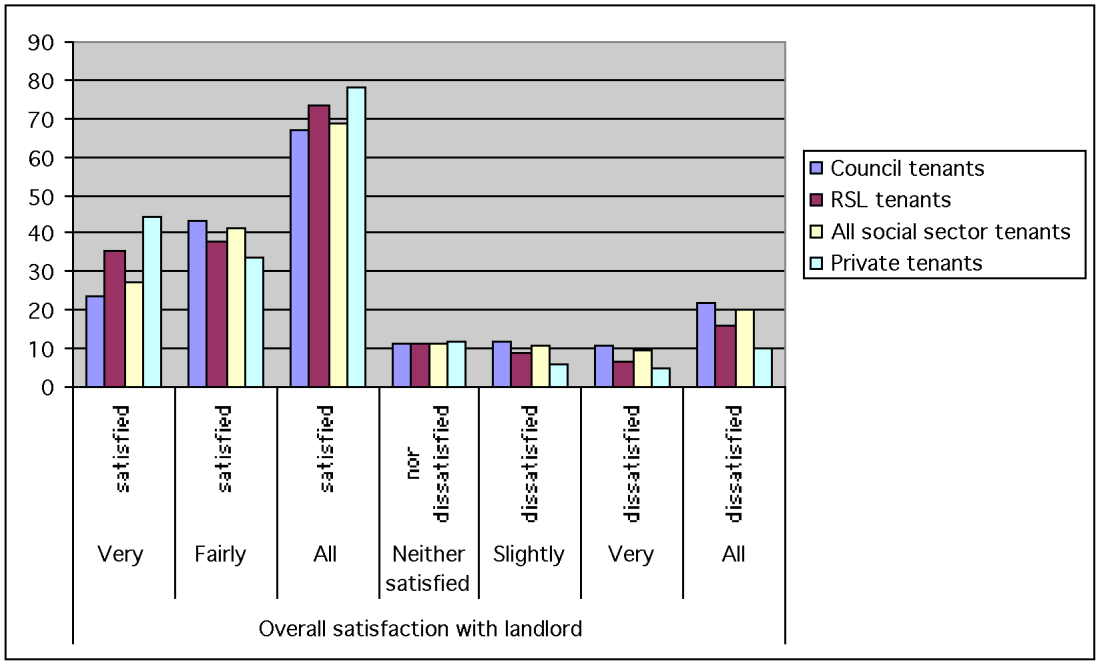
Appendix D
Data from English Survey of Housing
Tenants satisfaction with landlord

Table A8.4 Overall satisfaction with landlord

Social and privately renting households — *England 2000/1*

Tenure	Overall satisfaction with landlord								
	Very satisfied	Fairly satisfied	**All satisfied**	Neither satisfied nor dissatisfied	Slightly dissatisfied	Very dissatisfied	**All dissatisfied**	**Total**	**All households**
								percentages	*thousands*
Council tenants	24	43	**67**	11	12	11	**22**	100	2,848
RSL tenants	36	38	**73**	11	9	7	**16**	100	1,243
All social sector tenants	**27**	**41**	**69**	**11**	**11**	**9**	**20**	**100**	**4,090**
Private tenants	**44**	**34**	**78**	**12**	**6**	**5**	**10**	**100**	**1,866**

Source: DTLR Survey of English Housing



Definitions

The term 'multiple occupation' is used by different authorities in different ways. This leads to appalling confusion. Even within the same government department, the Office of the Deputy Prime Minister, different definitions are used.

Confusion is compounded by ownership. Many 'multiple occupancy' dwellings are owned by local authorities or housing associations or charities. Others, such as student halls or nurses homes are under the control of institutions whist yet others, such as hostels and B&Bs are already subject to strict systems of control.

FDR1 DEFINITION

Purpose built flats are included in 'multiple occupancy' for official fire statistics as recorded on FDR1 (see p8) and in ODPM statistics (p10 and Appendix A). For example, in 2001 (provisional) there were 80 fire deaths recorded in purpose built flats. Analysis by the London Fire Brigade (p 19) showed that the fire fatality rate in purpose built flats was significantly higher than in single family houses. And yet, the Housing Bill does not propose licensing purpose built flats. The London Fire Brigade also reported a high fatality rate in local authority dwellings. There could be a link between the high fatality rates in purpose built flats and in local authority dwellings.

CIEH DEFINITION

The Chartered Institute of Environmental Health define HMOs into seven categories: *Italics represent quoted definitions.*

Bedsits or 'traditional HMOs' are ***Category A***. *Houses occupied as individual rooms where there is some exclusive occupation (eg bed - rooms) and some sharing of amenities (eg bathroom). Each occupant lives otherwise independently.* Entec's data indicates average 10.5 fatalities a year (94/95) with an estimated 165,000 HMO bedsit households in 1996. More recent data (Survey of English Housing) indicates far fewer bedsits (c 17,000 households) but fire fatality data from London 1996 to 2003 indicates bedsit fire fatalities to be unchanged. This report suggests that many vulnerable people remain in this rapidly declining sector, but will not be helped by the proposed legislation.

Shared Houses are ***Category B***. *Houses occupied on a shared basis. These would normally be occupied by members of a defined social group eg students or a group of young single adults. The occupiers each enjoy exclusive use of a bedroom but would share other facili - ties.* In London from 1996 to mid 2003 there were just two accidental fire fatalities in shared houses which indicates a risk of 1 per million compared to the national average of 8 per million. Shared houses are very safe, because they are occupied by low risk residents.

Halls of Residence and Staff Housing are ***Category C***. *Houses with some degree of shared facilities, occupied by people whose occupation is ancillary to their employment or education and is made available through their employer or in conjunction with a recognised educational establishment. Ge*nerally, this accommodation would be excluded from licensing as proposed by the Housing Bill.

Hostels and B&Bs are ***Category D***. *Houses generally referred to as 'hostels', 'guest houses'or 'bed and breakfast hotels'. These will provide accommodation for people with no permanent place of residence.* Such establishments are already under strict control.

Registered Homes are ***Category D***. *Houses which require registration under the Registered Homes Act 1984.*

Flat Conversions are ***Category F.*** *Most houses or other buildings which by conversion comprise of dwellings which are self-contained. Access to the dwellings is by a single front door from a common area.* The bulk of HMO fire fatalities is found in this sector. The London fire brigade found that fire fatalities in converted flats were higher than those in single family houses but lower than those in purpose built flats (p19). If converted flats are to be licensed then, by the same logic, so should purpose built flats. Also, by the same logic should all Local Authority dwellings.

Sheltered Houses are ***Category SH***. *Blocks of flats and/or maisonettes, with each dwelling incorporating its own cooking and sanitary facilities, designed specifically for persons who might require assistance, eg elderly people, and where some form of assistance is available at all times.*

DETR DEFINITION

Entec used yet a different classification system, one claimed to be better suited for research purposes but does not fully co-ordinate with other measures.

Category i	Traditional HMOs ie bedsits
Category ii	Shared Houses
Category iii	Households with lodgers
Category iv	Purpose built HMOs eg sheltered accommodation but not self contained
Category v	Hostels, B&Bs etc
Category vi	Converted Flats.

The Survey of English Housing uses yet different descriptions. Thus shared houses will typically be classed as a single household on the basis that they *share at least one meal a day or share the living room*. And ***non self-contained*** accommodation is where *households share a kitchen, bathroom or toilet with another household, or if they share a hall or staircase which is needed to get from one part of the accommodation to another.*