Regulation 28 Report (Coroners & Justice Act 2009)

We are writing to you following a Regulation 28 Report from Dr Shirley Radcliffe, Assistant Coroner for the Eastern Area of Greater London into the deaths of two residents, in a fire in a maisonette in London on 25 January 2017.

During the Coroner’s investigations they found that:

- The lack of early detection and warning of fire (provision of smoke alarms) and a protected means of escape from the upper floor of the maisonette (which was too high a level for escape by windows) contributed to the occupants being unable to escape from fire.
- There are many thousands of these types of maisonette across the country which have not been upgraded using options in line with best practice guidance and this leaving people at a significant risk of death or injury from fire but the housing sector stakeholders are not sufficiently aware of the risks that this poses.

The maisonette in which the two residents lived was let for use as a single private dwelling. It was being used as a House of Multiple Occupation (HMO), but the fire safety issues of concern relate to any maisonette used as a single family dwelling.

Following this incident and the Coroner’s report we would like to remind you of the advice contained in the Fire Safety in Purpose Built Block of Flats Guidance as produced by the Local Government Association (LGA), with particular reference to Section 56 – ‘Means of Escape within the Flat’. A copy of that guidance can be found on the LGA website at https://www.local.gov.uk/fire-safety-purpose-built-flats

If you have any questions about the content of this letter please contact your local business fire safety team, details below.

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