

# Fire Breaches Identified Following Apartment Blaze



## Apartment Owner Fined £12k For Fire Safety Breaches

A holiday apartments owner has been fined due to his identified negligence of fire safety measures in one of their properties. He pleaded guilty to a total of 11 charges.

A fire broke out in the kitchen of an apartment in Torquay to which firefighters were called. The fire was spreading rapidly as the door to the flat was not fitted with a self-closing device, which also results in smoke and debris in the stairway. The firefighters assisted one occupant to safety, which also posed heightened risk to them and the individual.

**The safety measures which had been omitted were horrifying. The investigation identified that:**

- No fire risk assessment had been completed
- The wrong fire alarm was fitted for full area coverage
- The fire alarm was switched off
- No entrance doors were fitted with a self-closing device
- No maintenance had taken place on the fire alarms or emergency lighting system

It was also made clear that the responsible person for the premise had not put a management company in charge due to money shortages leaving these measures unattended. These breaches show the complete disregard for the tenant's safety.

### **When The Fines Outweighs The Cost**

As a result, the owner and the company were fined £12,800 and £10,000 legal costs to [Devon and Somerset Fire and Rescue Service](#). These are basic safety requirements, which would be expected to be met in order for a business to function legally. At AW, we understand the cost implications of maintaining compliance. We can offer health and safety packages including fire risk assessments which can be tailored not only to your business needs, but also to your budget.

### **New Fire Safety Regulations**

With the new [Fire Safety Act 2021](#) in place, further responsibility is now placed on the responsible person. To find out more about how this could affect your fire risk assessments and other measures **check out our article written by Ryan Warrick**, one of our senior consultants, where he guides you through the latest legislations.