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# Kitchen Fire & CO Safety

HOW TO IMPROVE KITCHEN SAFETY  
IN SOCIAL HOUSING.





## A Look Into

# How to improve kitchen safety in Social Housing?

The kitchen is the most dangerous room in UK homes whilst also being the most under protected; and social housing is no exception. This eBook highlights the level of risk associated with household kitchens and provides advice on protecting not only tenants but also housing stock.

## Dangers associated with the kitchen

The kitchen can be a place where accidental fires occur due to common problems such as cooking with hot oil, leaving hot pans unsupervised, greasy cooker hoods and the misuse of electrical appliances. Whilst the careless use of equipment is one of the leading causes of house fires there are additional risks associated with poorly installed appliances and counter fit products, not to mention the threat of carbon monoxide (CO) poisoning as the kitchen is the usual location for a boiler to be installed.



**Private Landlord Legislation (England) introduced in 2015 requires private landlords to install smoke alarms on every level of a property and a CO alarm in any room with a solid fuel burning appliance. Whilst still subject to building regulations and best practice as outlined in BS 5839:pt6, social housing providers are exempt from this legislation. This discrepancy between private and social landlord legislation coupled with the fact that neither legal requirements specifically address safety within the kitchen (where statistics show over 60% of house fires start) raises the question; How under protected is social housing?**

## Get in touch

[www.fireangel.co.uk](http://www.fireangel.co.uk)  
Sales Support 01452 88 7576  
Customer Service 0800 171 2009

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## The First Step

### Choose heat and carbon monoxide alarms

For optimal tenant and housing stock protection, ensure that the kitchen is fully protected by installing devices that are best suited to this hazardous environment

## Start Choosing The Right Alarms For Your Tenants Now!

The common misconception is that a smoke alarm is suitable for installation in the kitchen. Whilst not a legal requirement, best practice is to install Thermistek heat alarms where dust, fumes and moisture may cause nuisance alarms in smoke detectors, for instance, steam from cooking. To keep tenants safe, a heat alarm should be installed in the kitchen, in place of a smoke alarm.

As well as heat alarms, carbon monoxide alarms should also be placed in areas where there are fuel-burning appliances (such as a boiler, cooker etc.) and are resistant to false alarms caused by normal household contaminants in the kitchen. To improve the safety of tenants further, 10 year, sealed for life alarms can be purchased, removing the ability of battery removal.

For additional preventative measures, a cooker shut-off system can learn tenants cooking habits and shut down a cooker before a fire can start, ideal for more vulnerable tenant's safety and for supporting independent living.

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# Summary


## Reducing risk

Heat and carbon monoxide alarms are highly effective, inexpensive products, used to help save and maintain the lives of many individuals. Untold numbers of kitchen fires are prevented by such alarms.

Factors that will reduce risk to tenants and housing stock include:

- Good natural ventilation
- Good user awareness of the risks and proper documented safety procedures
- Installing heat alarms
- Installing CO alarms





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