

Less Than Three Minutes Before You Die



**The shocking truth about fires
in residential properties.
A Rough Guide for Tenants**

LANDLORD LICENSING & DEFENCE

We start with the frightening story of a typical bedroom fire

You can click to watch the video or you can read about it step by step on the next page.

When you've seen the video make sure to read the rest of this booklet to find out how to stop a disaster like this happening in your room in the first place.



Once you've seen how disastrous a house fire is and how little time you actually have to escape, you'll understand that reading this booklet is probably the best investment of 5 minutes of your life you've ever made.

0 Seconds



Something starts smouldering.

It could be a phone charger, a hair dryer or straighteners left too close to the bed.

It could be a fan heater or even an oil-filled portable heater.

A dropped cigarette, or an overloaded four-way electric adaptor or a shorted phone charger cable.



10 Seconds



The bedding, or maybe some papers or soft furnishings, have caught fire already. The flames are growing.

The smoke detector hasn't gone off yet - even if it's inside your room.



30 Seconds

By 30 seconds the bedding or curtains are well alight and thick black, poisonous smoke is starting to fill the room.

If you're lucky and there is a smoke alarm in your room then it will have started sounding. Essential to wake you up if you're asleep when a fire starts.

- Get out as fast as you can and close the door behind you.
- Raise the alarm to get your housemates or family out.

1 minute

The fire is spreading to other items in the room, the smoke is black, acrid and poisonous.

It's becoming too hot to breathe. Drop to the floor to crawl out.



1 minute 30 seconds



The smoke and heat are unbearable.

One lungful of that smoke could boil the insides of your lungs.

It's full of poisonous gases like Cyanide.

2 minutes



In just two minutes, this bedroom has become a raging inferno.

The air temperature is well above boiling point near the floor and 600C at the ceiling.

If you are still in there your chances of survival are low and even if you survive you're likely to suffer horrendous burns.

2 minutes 22 Seconds

At just 2 minutes and 22 seconds, everything in the room spontaneously combusts.

The air temperature reaches 600 to 800 Celsius. Nobody will survive.



A few seconds later 'flashover' occurs as the black smoke itself ignites - creating a massive, all consuming fireball.

Things That Start Fires

Electric Heaters



Fan heaters, radiant heaters, oil-filled radiators, infra-red heaters, convection heaters. They are all a high fire risk.

Because when they go wrong inside - which they often do - or when clothing, bedding, curtains, furniture or papers get too close they can get so hot that they start a fire.

Even wall-mounted electric heaters can start fires if you don't keep inflammable materials at least 500mm away! Especially drying clothes.

Adaptors, Wires & Cables



Try to avoid adaptors and trailing cables whenever you can - because they are a known fire risk. If there aren't enough sockets ask your landlord to fit some more for fire safety.

NEVER plug heaters, kettles or other high-wattage devices into multi-way adaptors this will overload them and is a frequent cause of fires.

Look out for any frayed cables or charring round plug and socket pins. If you find any, report them to your landlord immediately.

Phones, Tablets, PCs and Chargers



Keep chargers well away from anything inflammable, like bedding and papers. Better still use the USB ports in sockets if they have them. And if they don't ask your landlord about fitting some. They are far safer and they free up 13A sockets for other things.

It's not only cheap imported phone and tablet chargers that catch fire.

As you can see, Apple and Android chargers do too.



This tablet's charging lead overheated and set the bed alight.

The batteries in phones, tablets and laptops have a bad habit of exploding too - so never leave them on your bed or close to inflammable materials.

Phones, tablets and laptops are at their most dangerous when charging.

This laptop self-ignited.



Never leave phones, tablets or laptops on your bed or the couch or near flammable materials when it's charging.

Put them on a hard surface with space around them.

Candles and Tea Lights



Everyone loves tea lights, but they are one of the biggest causes of fires! The wax and the case can get up to 100-150 Celsius which will melt plastic and synthetic surfaces.

Tea lights can even set bathtubs on fire!

Worse still, they tip as they melt through a surface and the wax spills out.

The wax ignites like petrol. A fireball is created setting fire to everything around.



Even in holders they're not safe as they can set light to adjacent fabric and sometimes the wax can just spontaneously combust

BIN THEM! And get yourself some nice, safe battery ones (and value packs of spare batteries) off Amazon or eBay.

Candles aren't much safer.

They are so easy to accidentally knock over and set light to fabric or bedding. And clothing or curtains that accidentally get too close will far too easily catch light.



Smoking and e-Cigs indoors



An unattended cigarette falls backwards out of the ashtray, and sets fire to papers. Or it rolls onto the floor and sets the carpet or curtains alight.

If you're partial to a joint, you know how often the tip falls off making rock burns on your clothing or the couch. Worse still, you fall asleep in your bed while smoking and the bedding catches fire. Just don't smoke indoors. It's far safer to smoke outdoors.

E-cigs or vapes can explode too. They've got the same sort of batteries as smartphones and are at their most dangerous when charging. So keep them off bedding and away from flammable material when they're charging.



Hairdryers, Straighteners, Tongs



Straighteners can reach temperatures of over 235 Celsius and can take up to 40 minutes to cool down. After use make sure to unplug, place on a surface that cannot catch fire, like a heat mat, and make sure

that no clothing, fabric or papers can possibly fall on top of them.

Hairdryers can catch fire if the motor fails or they get covered by bedding. Always unplug after use and never place on the bed. Like the straighteners, and tongs, put it on a hard surface and make sure nothing can fall on it.



Electrical & Kitchen Appliances



Washers and Tumble Dryers cause the most fires. Never leave them on at night. Empty the dryer fluff filter BEFORE every use as fluff blocks the air causing overheating and fire.

Dishwashers have a bad rep too. Again never leave them on at night.



Overheated frying pans and chip pans can easily start a fire if the oil gets too hot. Never leave an oil pan

unattended as when they catch light its a fireball.



Modern fridges and freezers are bad boys too. A fridge caused the Grenfel disaster. Obviously you can't turn them off at night - but make well sure the kitchen fire door is firmly shut before you go to bed so the kitchen alarm can alerts you and the door holds the smoke and flames back so you can get out alive.

Click or scan the QR code to learn how to use a kitchen fire blanket safely.

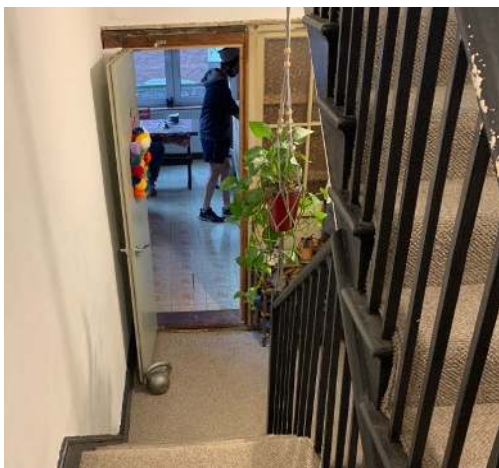
Don't use fire extinguishers unless you've had training. Just get out and dial 999.



Things That Save Lives

Fire Doors

The purpose of a fire door is simple. It's to keep the boiling, poisonous smoke you saw at the beginning of this booklet out of your escape route for 30 minutes. So you can all get out safely and live to tell the tale. Whether the fire starts in a bedroom, the lounge or the most likely place, the kitchen, as you saw there's less than 3 minutes before the fireball bursts out of the doorway. And the poisonous choking smoke will fill the stairs, landings and hallways much faster than that.



Look at this typical scene of a kitchen door propped open. That's not a fire door now, it's a gaping hole. Fire will spew through - as pressure forces it out of the room in search of more oxygen, In a fire, You're very unlikely to be able to get past it without severe burns. IF AT ALL.

If you find that your housemates are always wedging doors open, talk to your landlord about possibly fitting one of these safety hold-open devices that automatically shuts the fire door when the fire alarm goes off.



Fire Alarms



So, you wanted a few sneaky fags in your room and you covered the smoke alarm because it kept going off. If a fire starts while you're sleeping and you've done this, Don't expect to wake up. Ever.

Or maybe you've got a toaster in your room that keeps setting the alarms off. Talk to your landlord at once because you need a different type of alarm fitted in your room to stop the whole house having false alarms, 60 students in Oldham nearly died in a massive blaze, because there were so many false alarms that nobody believed there was a real fire in the middle of the night.

We see this all the time, where the alarm has been beeping and beeping because its backup battery needs changing. So what does the tenant do in order to sleep - takes the alarm down. If there's fire, you'll get to sleep alright. For Ever.



If the alarm is beeping tell your landlord or agent and hassle them until the battery is changed urgently.

Better still tell them it needs upgrading to a "Grade D1" because they don't have batteries that need replacing so they won't beep for a new battery and it save the landlord a job every year.

Remember, if that smoke detector doesn't detect the fire within 20 seconds: You might never get out alive.

Most People Die From The Smoke

Fire consumes the oxygen in the room. Normally a room has 21% oxygen in the air. The fire quickly drops this to 17% and your judgement and coordination become rapidly impaired.

By the time, and it's a very short time, the oxygen in the air has fallen to 9%, you're already unconscious and likely to be badly burned.

At 6%, you'll suffer Respiratory Arrest and Cardiac Arrest. You're definitely dead. From the smoke, not from the fire.



Also, modern construction and furniture are full of synthetic materials and foam which give off highly poisonous gases. Gases such as Carbon Monoxide, Cyanide and Phosgene (nerve gas).



And if that's not bad enough, smoke quickly reaches 100 Celsius at floor level - which will boil your lungs like meat in a saucepan. The heat melts your clothes to your body.

Usually in under three minutes, the smoke hits 800 Celsius. Hot enough to melt. Causing the room to explode into a fireball. And the smoke is so dark and dense, you cannot see your hand in front of your face.

How will you find your way out? Think about it. Make a plan now.

How Landlord Licensing & Defence can help Landlords and Agents

Landlord Licensing and Defence exists to assist Landlords to avoid prosecution and fines - by becoming fully compliant with the Law and the Regulations.

Part of that role is educating Property Investors and Landlords who think they have done the right thing in handing their property over to (under qualified) Letting Agents to manage on their behalf.

Landlords Defence regularly assists owners and Landlords who have just discovered the hard way (when a massive Civil Penalty Fine notice from the council lands on their desk) that they have not been fully complying with the law and regulations.

We take charge of the situation, We negotiate with your Council on the basis that you have now taken professional advice and help.

We then manage an immediate operation to make the property fully compliant with legislation and install systems to ensure it can stay that way.

Landlord Licensing and Defence also provides a range of “done for you” services to Landlords, owners and Lettings Agents to ensure that the necessary inspections and maintenance are done on a very regular basis.

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