



Accidental Dwelling Fires and Property Tenure Data & Information Department

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Some incident data in this report may be un-validated and will be subject to change

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1.0 Executive Summary

- 1.1 The purpose of this report is to provide findings from analysis regarding accidental dwelling fires (LI 08) and property tenure.
- 1.2 This report compares data from 1 December 2011 – 30 November 2012 (Year One) and 1 December 2012 – 30 November 2013 (Year Two).
- 1.3 Due to the small dataset used (two years data only), a further report is recommended at the end of 2014/15 to enable more statistically robust analysis / comparison with housing stock and property tenure within Tyne and Wear in relation to the number of accidental dwelling fires. Whilst it is possible to analyse the number and percentage of incidents per property tenure, property type and source of ignition, due to the relatively small data set and lack of comparators, complete, holistic analysis is not possible at this stage.
- 1.4 The main finding of this report is that, over the two year period, social rented properties account for 36% (414) of all accidental dwelling fires and therefore is the property tenure experiencing the highest number of such incidents during the reporting period.
- 1.5 This is followed by owner occupied properties which account for 405 (35%) of accidental dwelling fires over the two year period.
- 1.6 There is then a significant decrease in the number of properties that account for such incidents; private rented account for 208 (18%) over the two year period.
- 1.7 In Year One, social rented properties experienced the highest number of accidental dwelling fires (39%, 222), in Year Two the number of incidents in social rented properties decreased by 14% (30) to 33% (192). Therefore, in Year Two, the property tenure experiencing the highest number of accidental dwelling fires was owner occupied properties (34%, 200).
- 1.8 Over the two year period Newcastle district experienced the highest number of accidental dwelling fires (341, 30%); the majority of incidents in Newcastle district occurred in social rented properties (151, 44% of Newcastle district incidents).
- 1.9 Social rented properties also account for the property type to experience the highest number of accidental dwelling fires in Gateshead over the two year period (88, 40% of Gateshead district incidents).
- 1.10 Over the two year period the property type which experienced the highest number of accidental dwelling fires is 'house – single occupancy' which accounts for 50% (575) of all incidents.
- 1.11 Over the two year period, within social rented and owner occupied properties, the property type experiencing the highest number of accidental dwelling fires is also primarily 'house – single occupancy'.

- 1.12 Over the two year period, 'purpose built flat / maisonette – multiple occupancy up to three storeys' was the predominant property type for accidental dwelling fires in private rented properties, whereas housing association properties saw 'self-contained sheltered housing' as the predominant property type.
- 1.13 The predominant source of ignition within all property tenures is 'cooking appliance' (593, 52%). No other correlation can be seen between property tenure and source of ignition at this stage.

2.0 Introduction

- 2.1 The data obtained for this report has been extracted via the Incident Recording System (IRS). The questions that enable this data to be gathered were introduced in December 2011, therefore data relating to property tenure is only available from that point forward.
- 2.2 Whilst the Officer in Charge (OiC) of an incident will attempt to obtain factual information regarding property tenure, it has been highlighted that there may be inadvertent misrepresentations by the occupier of the property tenure.
- 2.3 Within the Incident Recording System (IRS), information is recorded as to 'who owns the property' (Q5.14a), a selection must be made; dependent upon the initial selection, further information is then required (see below);
- Owner Occupied
 - Private Rented
 - For example, Private Rented (Q5.14a) > Other (free text) (Q5.14a1)
 - Social Rented
 - For example, Social Rented (Q5.14a) > Newcastle (Q5.14a2) > Your Homes Newcastle (Q5.14a3)
 - Housing Association
 - For example, Housing Association (Q5.14a) > Other (free text) (Q5.14a1)
 - Other
 - For example, Other (Q5.14a) > Other (free text) (Q5.14a1)

3.0 Analysis

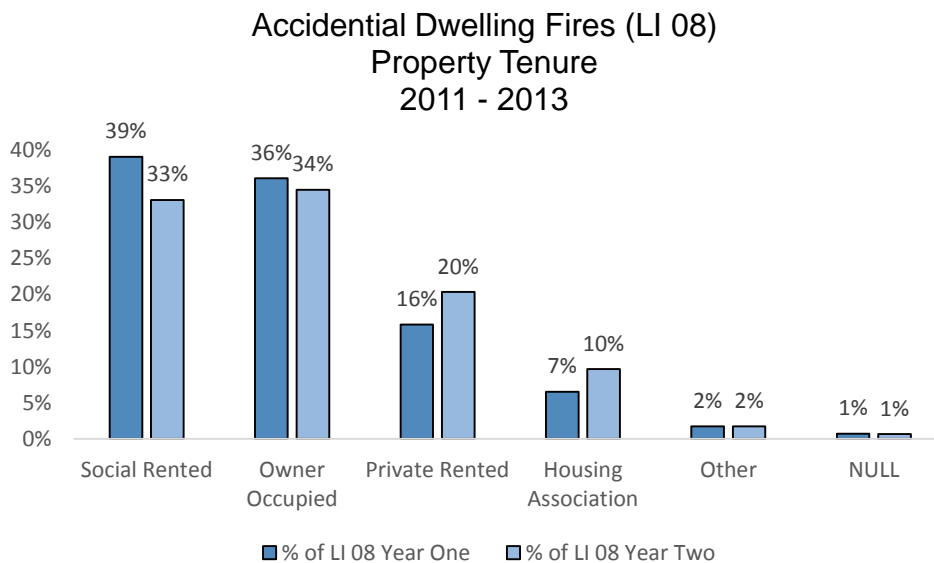
3.1 All Property Tenures

3.1.1 Over the two year period, there have been 1,148 accidental dwelling fires of which 568 (49%) occurred in Year One and 580 (51%) occurred in Year Two. This equates to an increase of 12 incidents (2%) when compared to Year One.

3.1.2 The chart below highlights the number of accidental dwelling fires (LI 08) by property tenure. In Year One, most incidents occurred within social rented properties; 39% (222) of all incidents in that year. Whilst in Year Two, incidents in social rented properties decreased by 14% (30 incidents) to 192, equating to 33% of the total of all incidents that year.

3.1.3 In Year Two, most incidents occurred within owner occupied properties; 34% (200) of all incidents in that year, however this was lower in terms of number and percentage of incidents within owner occupied properties when compared to Year One; 205 incidents, 36% of all incidents in Year One.

3.1.4

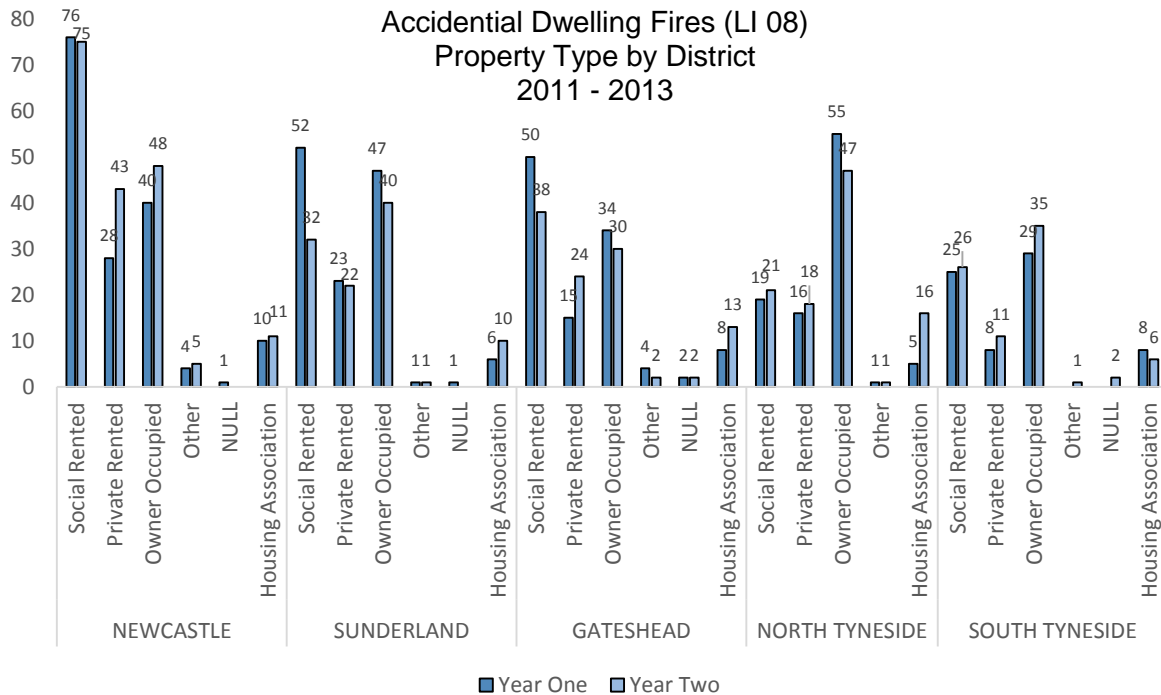


3.1.5 The table below details the number of, and percentage of, incidents by tenure:

	Year One	% of Year One	Year Two	% of Year Two	Total
Social Rented	222	39%	192	33%	414
Owner Occupied	205	36%	200	34%	405
Private Rented	90	16%	118	20%	208
Housing Association	37	7%	56	10%	93
Other	10	2%	10	2%	20
NULL	4	1%	4	1%	8
Total	568	49% of Total	580	51% of Total	1148

3.1.6 Within both years social rented properties accounted for the highest number / percentage of incidents per district for Gateshead and Newcastle. In Year One, Sunderland district experienced the highest number of incidents within social rented properties. In Year Two however, within Sunderland district, this was owner occupied properties. In both years, North Tyneside and South Tyneside both experienced the highest number of incidents within owner occupied properties.

3.1.7



- 3.1.8 [Appendix One](#) provides details of property tenure and district by year.
- 3.1.9 Over the two year period, within all property tenures, the property type with the highest number of incidents is ‘house – single occupancy’ with 575 (50%) of all accidental dwelling fires occurring in this property type. It should be noted however, that the ratio for property type within Tyne and Wear is unknown, therefore no significant correlation can be made between property type and the risk of fire.
- 3.1.10 In Year Two, the property tenures experiencing the majority of incidents within ‘house – single occupancy’ were owner occupied (158, 57%) and social rented (71, 26%). These figures are similar to Year One where owner occupied accounted for (164, 54%) and social rented (71, 26%) of incidents occurring in ‘house – single occupancy’.
- 3.1.11 Within all property tenures, over the two year period the primary source of ignition for accidental dwelling fires is ‘cooking appliance’ where at 593 (52%) of incidents this was the source.
- 3.1.12 The table below details figures for all property tenures; the percentage figure relates to the percentage of incidents within that year that were due to source of ignition ‘cooking appliance’.

All Property Tenures	Year One	Year Two	Total
Cooking appliance	281 (49%)	312 (54%)	593(52%)

- 3.1.13 [Appendix Two](#) provides further details of ‘source of ignition’ per property type and year.

3.2 Social Rented

- 3.2.1 Social rented properties accounted for 36% of all accidental dwelling fires across the Service during the two year period. For incidents occurring in Year One, social rented properties were the predominant property tenure (222, 39% of all incidents), whereas in Year Two this was owner occupied properties (200, 34% of all incidents).
- 3.2.2 Social rented properties have seen a decrease in the number and percentage of incidents when comparing Year One (222, 39%) and Year Two (192, 33%).
- 3.2.3 Newcastle District has the highest number of and percentage of incidents occurring in social rented properties over the two year period, 151 (13%) of all Service incidents occurred in social rented properties in Newcastle. In Year One this was 76 (48% of incidents in Newcastle) and Year Two this was 75 (41% of all incidents in Newcastle). As can be seen when comparing 3.2.2 and 3.2.3, the percentage of incidents occurring in social rented properties in Newcastle is higher than the Service average each year; it should be noted that the ratio of social rented properties has not been highlighted for comparison at this stage.
- 3.2.4 Of all incidents in the two year period in social rented properties (414), overall, the property type with the most incidents has been 'house - single occupancy'; in Year One there were 88 incidents which equates to 40% of all incidents in social rented properties. In Year Two there were 71 incidents which equates to 37% of all incidents in social rented properties occurring in this property type.
- 3.2.5 As a Service, over the two year period, the main source of ignition within social rented properties has been 'cooking appliance' (268, 65%). Within Year One, 'cooking appliance' accounted for 147 (66%) of all incidents, this figure was slightly lower in Year Two with 121 incidents (63%) however remains the most prevalent source of ignition within social rented properties.

3.3 Housing Association

- 3.3.1 Housing association properties accounted for 93 (8%) of all accidental dwelling fires across the Service during the two year period.
- 3.3.2 Housing association properties have seen an increase in the number and percentage of incidents when comparing Year One (37, 9%) and Year Two (56, 10%).
- 3.3.3 The district accounting for the highest number of incidents within housing association properties over the two year period is North Tyneside; 21 (11%) of all Service incidents occurred in housing association properties in North Tyneside.
- 3.3.4 The districts accounting for the highest number of incidents within housing association properties in Year One was Newcastle, with 27% (10) of all incidents in housing association properties. In Year Two 29% (16) of all incidents in housing association properties occurred in North Tyneside.
- 3.3.5 Of all incidents in the two year period in housing association properties (93), overall, the property type with the most incidents has been 'house – self-contained sheltered housing (66, 32%); in Year One there were 14 incidents which equates to 38% of all incidents in housing association properties. In Year Two there were 27 incidents which equates to 48% of all incidents in housing association properties occurring in this property type.
- 3.3.6 As a Service, over the two year period, the main source of ignition within housing association properties has been 'cooking appliance' (61, 66%). Within Year One, 'cooking appliance' accounted for 20 (54%) of all incidents, this figure is higher in Year Two with 41 incidents (73%).

3.4 Private Rented

- 3.4.1 Private rented properties accounted for 208 (18%) of all accidental dwelling fires across the Service during the two year period.
- 3.4.2 Private rented properties have seen an increase in the number and percentage of incidents when comparing Year One (90, 16%) and Year Two (118, 20%).
- 3.4.3 Newcastle District has the highest percentage of incidents occurring in private rented properties over the two year period, 71 (34%) of all Service incidents occurred in private rented properties in Newcastle.
- 3.4.4 Newcastle district also accounted for the highest number of incidents within private rented properties in both Year One; 17% (28) and Year Two 24% (43).
- 3.4.5 Of all incidents in the two year period in private rented properties (208), overall, the property type with the most incidents has been 'purpose built flat / maisonette, multiple occupancy up to three storeys'. However in Year One there were 33 incidents which equates to 37% of all incidents in housing association properties that occurred in 'house – single occupancy'. In Year Two there were 37 incidents which equates to 31% of all incidents in private rented properties occurring in 'purpose built flat / maisonette, multiple occupancy up to three storeys'.
- 3.4.6 As a Service, over the two year period, the main source of ignition within private rented properties has been 'cooking appliance' (90, 43%). Within Year One, 'cooking appliance' accounted for 33 (37%) of all incidents, this figure was higher in Year Two with 57 incidents (48%).

3.5 Owner Occupied

- 3.5.1 Owner occupied properties accounted for 405 (35%) of all accidental dwelling fires across the Service during the two year period.
- 3.5.2 Owner occupied properties have seen a decrease in the number and percentage of incidents when comparing Year One (205, 36%) and Year Two (200, 34%).
- 3.5.3 North Tyneside district has the highest number and percentage of incidents occurring in owner occupied properties in Year One, 55 (27%) and in Year Two, Newcastle district had the most incidents in this property type (48, 24%).
- 3.5.4 Of all incidents in the two year period in owner occupied properties (405), overall, the property type with the most incidents has been 'house – single occupancy' (322, 80%). In Year One there were 164 incidents (80%) and in Year Two there were 158 incidents (79%) of all incidents in owner occupied properties that occurred in 'house – single occupancy'.
- 3.5.5 As a Service, over the two year period, the main source of ignition within owner occupied properties has been 'cooking appliance' (163, 40%). Within Year One, 'cooking appliance' accounted for 77 (38%) of all incidents, this figure was higher in Year Two with 86 incidents (43%).

3.6 Other Property Tenure

- 3.6.1 Those properties that have been identified as 'other' contribute to a marginal proportion of the dataset (20 incidents (2%)) over the reporting period therefore it is not possible to make any statistically robust correlations for the two year reporting period.

4.0 Appendix One – Property Tenure and District

	Year One	% of District Total Year One	Year Two	% of District Total Year Two	Total
NEWCASTLE	159	28%	182	31%	341
Social Rented	76	48%	75	41%	151
Owner Occupied	40	25%	48	26%	88
Private Rented	28	18%	43	24%	71
Housing Association	10	6%	11	6%	21
Other	4	3%	5	3%	9
NULL	1	1%		0%	1
SUNDERLAND	130	23%	105	18%	235
Owner Occupied	47	36%	40	38%	87
Social Rented	52	40%	32	30%	84
Private Rented	23	18%	22	21%	45
Housing Association	6	5%	10	10%	16
Other	1	1%	1	1%	2
NULL	1	1%		0%	1
GATESHEAD	113	20%	109	19%	222
Social Rented	50	44%	38	35%	88
Owner Occupied	34	30%	30	28%	64
Private Rented	15	13%	24	22%	39
Housing Association	8	7%	13	12%	21
Other	4	4%	2	2%	6
NULL	2	2%	2	2%	4
NORTH TYNESIDE	96	17%	103	18%	199
Owner Occupied	55	57%	47	46%	102
Social Rented	19	20%	21	20%	40
Private Rented	16	17%	18	17%	34
Housing Association	5	5%	16	16%	21
Other	1	1%	1	1%	2
SOUTH TYNESIDE	70	12%	81	14%	151
Owner Occupied	29	41%	35	43%	64
Social Rented	25	36%	26	32%	51
Private Rented	8	11%	11	14%	19
Housing Association	8	11%	6	7%	14
NULL		0%	2	2%	2
Other		0%	1	1%	1
Total	568	49%	580	51%	1148

5.0 Appendix Two – Source of Ignition

Property Tenure / Source of Ignition	Year One	Year Two	Total
Social Rented	222	192	414
Cooking appliance	147	121	268
Smoking related	22	19	41
Other domestic style appliance	12	21	33
Electricity supply	11	10	21
Not known	11	4	15
Matches and candles	5	4	9
Heating equipment	4	3	7
Electrical lighting	2	4	6
Naked flame	3	2	5
Spread from secondary fire	1	2	3
Industrial equipment	1	1	2
Fuel / chemical related	1	1	2
Natural occurrence	1		1
Office equipment	1		1
Owner Occupied	205	200	405
Cooking appliance	77	86	163
Other domestic style appliance	45	34	79
Electricity supply	21	18	39
Heating equipment	15	14	29
Smoking related	12	10	22
Matches and candles	9	8	17
Electrical lighting	10	6	16
Not known	3	6	9
Fuel / chemical related	3	5	8
Spread from secondary fire	4	3	7
Industrial equipment	2	4	6
Natural occurrence	2	1	3
Other appliance or equipment	1	2	3
Naked flame	1	1	2
Vehicles only - Electrical fault		1	1
Heat gun		1	1

OFFICIAL

Property Tenure / Source of Ignition	Year One	Year Two	Total
Private Rented	90	118	208
Cooking appliance	33	57	90
Other domestic style appliance	17	14	31
Electricity supply	16	14	30
Smoking related	8	8	16
Matches and candles	4	5	9
Heating equipment	3	5	8
Not known	1	4	5
Electrical lighting	1	3	4
Naked flame	2	2	4
Industrial equipment	2	1	3
Spread from secondary fire		2	2
Chimney	1		1
Re-ignition	1		1
Fireworks		1	1
Other appliance or equipment		1	1
Fuel / chemical related		1	1
Natural occurrence	1		1
Housing Association	37	56	93
Cooking appliance	20	41	61
Smoking related	2	5	7
Electricity supply	4	2	6
Other domestic style appliance	3	2	5
Heating equipment	3	2	5
Spread from secondary fire	1	2	3
Matches and candles	1	1	2
Natural occurrence	2		2
Electrical lighting		1	1
Fuel / chemical related	1		1
Other	10	10	20
Cooking appliance	4	7	11
Not known	1	2	3
Office equipment	1		1
Naked flame	1		1
Industrial equipment	1		1
Electrical lighting		1	1
Smoking related	1		1
Matches and candles	1		1
NULL	4	4	8
Not known	2	1	3
Smoking related	1		1
Industrial equipment	1		1
Spread from secondary fire		1	1
Heating equipment		1	1
Other domestic style appliance		1	1
Grand Total	568	580	1148

