



CASE STUDY 4

When Known Fire Safety Issues Stay Open



A faulty fire alarm and the wrong evacuation notices led to a prosecution. Neither issue was hidden. The question was how long they stayed open.

£166,410

fine, surcharge and costs in a 2026 fire safety prosecution of a managing agent (WYFRS, 2026)

40%

of incidents attended in England in 2025/26 were fire false alarms (Home Office, 2026)

≈69 years

of Complitas for an illustrative 40-flat block (£2,400 a year) equals the total penalty in the case

Known. Logged. Left open.

This case study draws on a published fire service prosecution to show how a defective alarm, repeat false alarms and stay-put notices in a simultaneous-evacuation building turned into a missed enforcement deadline, and how a live, evidenced record helps keep known issues in view until they are closed.

Fire false alarms, England, 2025/26



Purpose-built flats

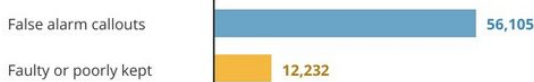


Chart prepared by Complitas from Home Office statistics (July 2026) and figures reported by News on the Block (August 2026). Groups drawn to different scales.

Inside the full case study

What the court heard: an enforcement notice, a faulty alarm and stay-put notices in a building that needed simultaneous evacuation

The duties behind the notice: enforcement notices, the offence of not complying, and residents' fire safety instructions

False alarm data: how often apparatus is the cause, nationally and in purpose-built flats

Where the record breaks, and an illustrative six-month timeline with and without a live record

What it costs: the total penalty set against years of Complitas for a 40-flat block

How a BSMP and CompliScore keep known issues visible, scored and evidenced until they are closed

