



E-MOBILITY FIRE RISK

What Does Reasonable
Action Look Like for
Social Housing Providers?



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JOIN THE CONVERSATION

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11AM**



E-bike fires

A game changing risk

Pete Apps

Journalist

In numbers

E-bikes are changing the landscape of residential fire safety in the UK, and have arguably started to reverse the trend of falling fire deaths and injuries

“When these batteries and chargers fail, they do so with ferocity and because the fires develop so rapidly the situation can quickly become incredibly serious.

“These items are often stored in communal areas and corridors and can block people’s only means of escape.”

432

E-bike fires in 2025

15

Fatalities since
2023

100+

Injuries since 2023

A big problem for social housing



A bigger impact

Insurers have noticed a bigger rise in these incidents in social housing compared to other markets

There is an obvious link with inequality - the cheaper models are the most dangerous, high-rise flats are where the fires are hardest to escape from and overcrowding will exacerbate the danger

“We also tend to find that those who own the bike in question work for the gig economy”

► What we can do

01 Bike health checks - working with local businesses and fire service

02 Identifying residents and buildings that are particularly at risk

03 Educating tenants and staff about the risk

04 Providing safe outside storage

LI Batteries Practical solutions

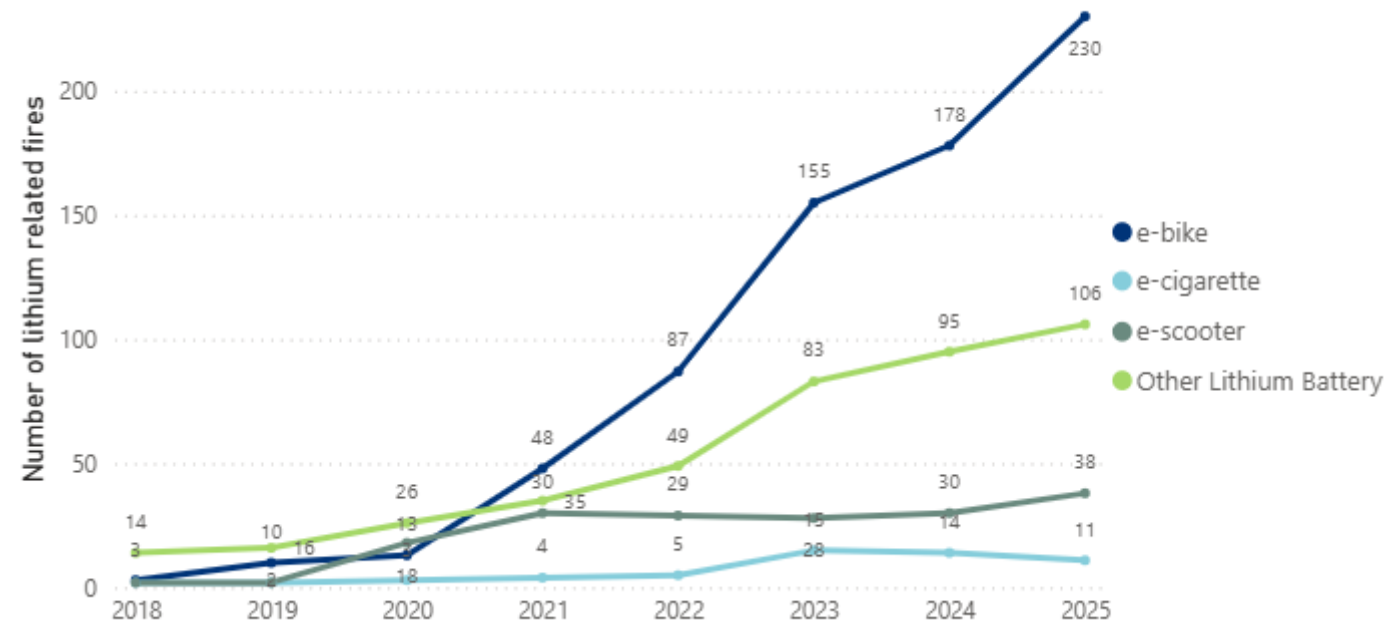


https://www.youtube.com/watch?v=_aG7TWLKH14

Nick Coombe

The problem

Number of fires by lithium battery device



The problem



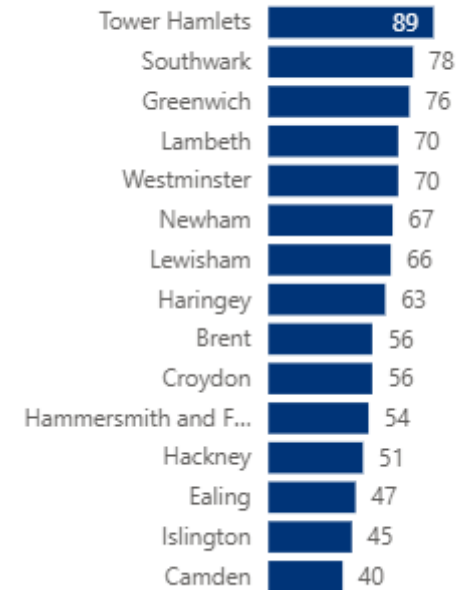
- Cause or involved?

The problem

Number of lithium related fires by Appliance Manufacturer



Number of lithium related fires by Geographical Borough



The problem



- Poor charging
- DIY KITS
- Damage

Solutions

- Design
- Maintenance
- Management





Questions