

<b>LONDON BOROUGH OF CAMDEN</b>	<b>WARDS:</b> All
<b>REPORT TITLE:</b> London Fire Brigade (LFB) Annual Report – Borough Risk Management Plan Camden 2025	
<b>REPORT OF:</b> London Fire Brigade Borough Commander	
<b>FOR SUBMISSION TO:</b> Housing & Fire Safety Advisory Panel	<b>DATE:</b> 23 <sup>rd</sup> April 2025
<p><b>SUMMARY OF REPORT:</b>  The Borough Risk Management Plan sets out risks for the borough and service objectives and priorities for the LFB in addressing those risks. The report also gives details of key service performance trends over the preceding 12 months.</p> <p><b>Local Government Act 1972 – Access to information</b>  No documents that require listing were used in the preparation of this report.</p> <p><b>Contact Officer:</b>  David George, LFB Borough Commander Euston Fire Station, 172 Euston Road, London, N1 2DH  <a href="mailto:David.George@london-fire.gov.uk">David.George@london-fire.gov.uk</a></p>	
<p><b>RECOMMENDATIONS:</b></p> <p>That the Panel consider this report and asks any questions that may arise.</p>	

Signed: David George

Date: April 2025

## **1. Purpose of the Report**

- 1.1 This report sets out the LFB Borough Risk Management Plan for Camden and the LFB service priorities for 2025/26, together with performance measures for 2024/25.

## **2. Risks, LFB Services and Activities in the Borough.**

- 2.1 The Risk Management Plan identifies key risks affecting the borough, it provides the details of the six services that it provides to address them, these are:

- **Prevention**
- **Protection**
- **Response**
- **Preparedness**
- **Recovery**
- **Engagement**

The Plan also provides details of activities the LFB is undertaking in the Borough.

## **3. Finance Comments**

- 3.1 The purpose of this report is to set out key risks for the borough and service objectives and priorities for the LFB in addressing those risks. The report also gives details of the some key services performance trends over the preceding 12 months. There are currently no financial implications arising from this report.
- 3.2 Finance will work with the service to monitor and ensure as much as possible that associated costs are funded from existing resources

## **4.0 Legal Comments of the Borough Solicitor**

- 4.1 A Borough Risk Management Plan is the document that details decisions and actions taken by the local Borough Commander to address the particular risks contained within the borough and how they plan to protect the people and places vulnerable to each type of risk. There are no direct legal implications for the Council arising from this report.

## **5.0 Environmental Implications**

- 5.1 There are no environmental impacts from this report.

## **Appendices**

LFB Borough Risk Management Plan: Camden 2025

**REPORT ENDS**



# Borough Risk Management Plan

Camden 2025

24 March 2025

PM

## OUR PURPOSE AND VISION

# Trusted to serve and protect London

## OUR FOUR PILLARS

**ENGAGING  
WITH YOU**

**PROTECTING  
YOU**

**LEARNING  
FROM OTHERS**

**ADDING  
VALUE**

## OUR EIGHT COMMITMENTS

### COMMITMENT 1

We will work with you to provide localised services that meet your needs



### COMMITMENT 2

We will make it easy for you to access our services



### COMMITMENT 3

We will adapt our services as your needs change



### COMMITMENT 4

We will design services around your needs and concerns



### COMMITMENT 5

We will enable our people to be the best they can be, to serve you better



### COMMITMENT 6

We will work together to provide the best possible services to meet your needs



### COMMITMENT 7

We will be driven by evidence to give you the value you expect



### COMMITMENT 8

We will work with other organisations to secure a safer future for everyone



## OUR SIX SERVICES

**PREVENTION  
PROTECTION  
PREPAREDNESS  
RESPONSE  
RECOVERY  
ENGAGEMENT**

## Introduction to Borough Risk Management Plans

A Borough Risk Management Plan is the document that will detail decisions and actions taken by the local Borough Commander to address the particular risks contained within the borough and how they plan to protect the people and places vulnerable to each type of risk.

This document should be read in conjunction with the London Fire Brigade's London-wide Community Risk Management Plan, which outlines the strategic priorities for the Brigade.

Wider risk information can be found in the Assessment of Risk for London which supports the CRMP.

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## Borough Commander's Introduction

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*"Being the Borough Commander for such a busy and diverse borough is both exciting and challenging. I'm proud of the work that my firefighters do in both response and prevention work within our community. As someone who has been a London resident for over 40 years I am passionate about keeping residents and visitors safe in our capital city. "*

*David George, Borough Commander for Camden*

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## Understanding Your Borough

The London Borough of Camden is a London borough in Inner London. Camden Town Hall, on Euston Road, lies 1.4 mi (2.3 km) north of Charing Cross. The borough was established on 1 April 1965 from the area of the former boroughs of Hampstead, Holborn, and St Pancras—which together, prior to that date, had comprised part of the historic County of London.

Between the last two censuses (held in 2011 and 2021), the population of Camden fell by 4.6%, from around 220,300 in 2011 to around 210,100 in 2021.

This means Camden was one of only three local authority areas in London to see its population decline.

## Geography, Population and Characteristics of Your Borough

Camden has the seventh largest economy in the UK with a number of major companies headquartered in the borough; Google is in the process of completing a major headquarter building in King's Cross. Camden Town Brewery is among the newer businesses that have thrived in the borough.

In the far south of the borough, Lincoln's Inn Fields is within 500 metres of the Thames. The northern part of the borough includes the less densely developed areas of Hampstead, Hampstead Heath and Kentish Town. There are a number of Parks and open spaces in the London Borough of Camden. Neighbouring boroughs are the City of Westminster and the City of London to the south, Brent to the west of the originally Roman Watling Street (now the A5 Road), Barnet and Haringey to the north and Islington to the east.

Camden has a population of 210,100 as of 2021. This number consists of 92,759 households, of which 52.5% are listed as having at least one deprivation factor. 59.5% of the population identify as white and 40.5% identify as part of the Global Majority.

## Future Development in Your Borough

HS2 is a significant infrastructure programme across the south of England which has at least three large scale engineering and construction sites within Camden Borough. These include deep level tunnelling works and large office and accommodation blocks. Euston Station is being redeveloped as a part of this project.



St Pancras Hospital is due to undergo a major redevelopment project (Project Oriel) which will see a new hospital being built on the site.

## LFB in Your Borough

There are three fire stations based within Camden which, together with resources from other stations in London, will primarily respond to incidents within the borough. They are:

Euston Fire Station - 172 Euston Road, NW1 2DH

Kentish Town Fire Station - 20 Highgate Rd, London NW5 1NS

West Hampstead Fire Station - 327B West End Lane, NW6 1RS

Fire Cadets will be based at Euston Fire Station.

## Special Risks in Your Borough

Camden has a large amount of residential high rise accommodation including 34 where the fire risk assessment deems that the building safety features are not adequate and that a temporary simultaneous evacuation strategy is in place. The charts below show us that Camden has had 133 fires in flats as opposed to 19 in houses for the same period.

Hampstead Heath is an area of public grassland which covers an area of 320 hectares in the north of the borough. The likelihood of a significant fire during a dry summer may increase with climate change.

The Francis Crick Institute is the largest biomedical research facility in Europe, employing 1500 staff working over 12 floors. The building presents a unique risk profile due to the nature of the research carried out within.

Camden borough includes the major rail hubs at Euston, Kings Cross and St Pancras as well as teaching establishments such as University College Hospital and University College London.

Sites of a cultural significance include Kenwood House in the north of the Borough and the British Museum and British Library in the south.

## London's Highest Risks, in Your Borough

The Dataset below demonstrates that the people most vulnerable to fires in the Borough and London as a whole are elderly residents. Despite making up less than 10% of the population in Camden, elderly

residents are disproportionately likely to be injured in a fire. Elderly residents are less likely to be able to respond to and escape from a fire due to factors such as limited mobility or impaired sight and hearing. We will target our prevention resources to help reduce the risks of a fire starting in homes occupied by the most vulnerable members of society. We will be doing this by introducing a tiered approach to how we respond to requests for Home Fire Safety visits, with the most vulnerable residents being visited within 4 hours.

Household ACORN type	Households	Population	% Population	% London Population	ADFs	London ADF index	Local ADF index	Fire casualties
Deprived multicultural renters	23478	73,464	38.80%	15.29%	180	1.21	1.06	33
Educated urbanites	15672	27,524	14.54%	2.89%	50	0.98	0.98	7
Socialising metropolitans	15568	22,968	12.13%	11.93%	58	0.91	1.11	8
Cosmopolitan families	5709	18,764	9.91%	9.31%	33	0.55	0.63	2
Deprived older people renting flats	6844	11,595	6.12%	1.75%	70	2.66	2.40	15
Monied metropolitans	2694	8,772	4.63%	1.54%	10	0.64	0.39	2
Metropolitan social renters	2500	5,815	3.07%	1.20%	20	1.34	1.40	2
Retired metropolitans	4204	5,735	3.03%	0.93%	19	1.43	1.74	1
Retired social renters	1239	1,769	0.93%	0.23%	14	2.25	2.29	5
Young flat buyers	1040	1,733	0.92%	0.69%	0	0.75	0.36	
Rich and retired	742	1,684	0.89%	0.23%	7	1.05	1.67	2
<b>Total</b>	<b>84989</b>	<b>189,331</b>	<b>100.00%</b>	<b>100.00%</b>	<b>499</b>	<b>0.88</b>	<b>1.16</b>	<b>84</b>

## What are LFB doing in Your Borough?

Our understanding of risk continues to change as London changes. We are continually update our services in response to changing risks across London, such as our enhanced capabilities to deal with terrorist attacks. We deliver a response to emergencies across the whole of London and beyond using all resources available to us either on our own or with blue light partners.

Within your borough we will use our resources to address local risks whilst continuing to maintain a London wide response capability.

We organise our resources into six services and you can expect to see us working across each service in your local area and with the local authority to address the risks of concern in your borough.

## Your Six Services

### PREVENTION

Prevention services are targeted to the most vulnerable and are delivered by teams who understand the needs of local communities.

Communities will access this service easily through in-person and virtual channels. We will have a wide range of services in place to support reducing risk in our homes and businesses and ensure that we target those who are most at risk.

### Prevention in your borough.

In Camden, we will be engaging with young people by running LFB Cadets from Euston Fire Station. In addition we will be visiting the most vulnerable residents in their home to offer specific and tailored advice to reduce the risk of fire in the home.

Each fire station in the borough will be opening its doors on a Saturday morning for a “Saturday surgery” where staff will be on hand to offer residents Fire Safety Advice.

## **PROTECTION**

Protection services will serve communities, enforce safety legislation and supply guidance.

Communities and businesses will understand LFB’s role in protection activities. They can easily receive advice and guidance related to fire safety from LFB. The highest risk premises will be targeted and prioritised.

### **Protection in your borough.**

In Camden, we will be carrying out Fire Safety checks in small and medium sized businesses where our response crews will offer business owners advice and report breaches in legislation to our dedicated Protection teams working in the borough. These teams will also visit and audit a range of high risk premises such as care homes, hospitals and transport hubs.

Our response crews and Prevention staff will continue to visit high rise premises, in particular those buildings with a simultaneous evacuation strategy. We have already carried out over 300 of these visits.

We will be working with businesses and building owners to provide advice and guidance on the requirements of the new Fire Safety regulations

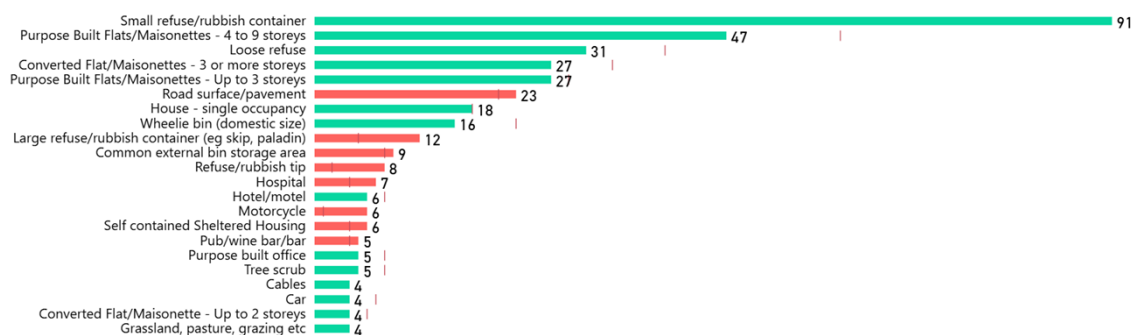
## **RESPONSE**

Response services are critical for LFB. Response is Firefighters and Officers attending incidents across the capital 24 hours a day 365 days a year. Our operational staff are equipped to respond quickly to create the best outcomes for communities.

Communities will easily access response services through a range of channels but primarily by calling 999. Aftercare is routinely offered to residents who have been affected by an emergency incident. Communities will be actively encouraged to supply feedback to the Brigade so that we can improve our services.

### **Response in your borough.**

In Camden, we will ensure that our Response crews based at the three fire stations are trained and prepared to deal with the specific risks in the borough. This will include regular familiarisation visits to our high risk residential properties. It will also include liaison with the HS2 sites and deep level tunnelling works being undertaken across the borough. We will carry out regular training and exercises to simulate realistic scenarios in conjunction with the owners of the borough’s highest risk buildings such as The Francis Crick Institute and The Royal Free Hospital.



## PREPAREDNESS

Preparedness services are well known and accessible, enabling individuals and businesses to respond to emerging risks.

Communities will be aware of the Brigade's preparedness services and how to access them. They will be proactively engaged with LFB concerning emerging risks. They will understand how they can be active in risk reduction and make themselves and their properties safer from a range of risks.

### Preparedness in your borough.

In Camden, we will feed information into the borough resilience forum. This consists of a group of agencies such as the NHS and Local authority that meet regularly to discuss and plan for a range of potential risks to the borough and its communities.

Residents can use our "Saturday surgeries" to access information on ways to prepare their properties in case of fire or other emergencies.

## RECOVERY

Recovery services support those in need to mitigate the impact of an incident, with LFB and partners working hand-in-hand proactively supplying post incident care.

Communities will be consistently offered the right services after an incident to support recovery and mitigate the effects. This will be well known across all of London's communities and LFB. Communities will have access to tailored services to reassure them and enable them to become an active partner in their recovery.

### Recovery in your borough.

In Camden, we will work closely with the emergency planning parts of the local authority and liaise with Local Authority Liaison Officers (LALOs) at incidents to ensure that residents are offered the right support at the earliest stage. LALOs are the local authorities emergency response to incidents the adversely effect local residents.

## ENGAGEMENT

Engagement is key to raising awareness of LFB services and with partners supporting communities in times of need.

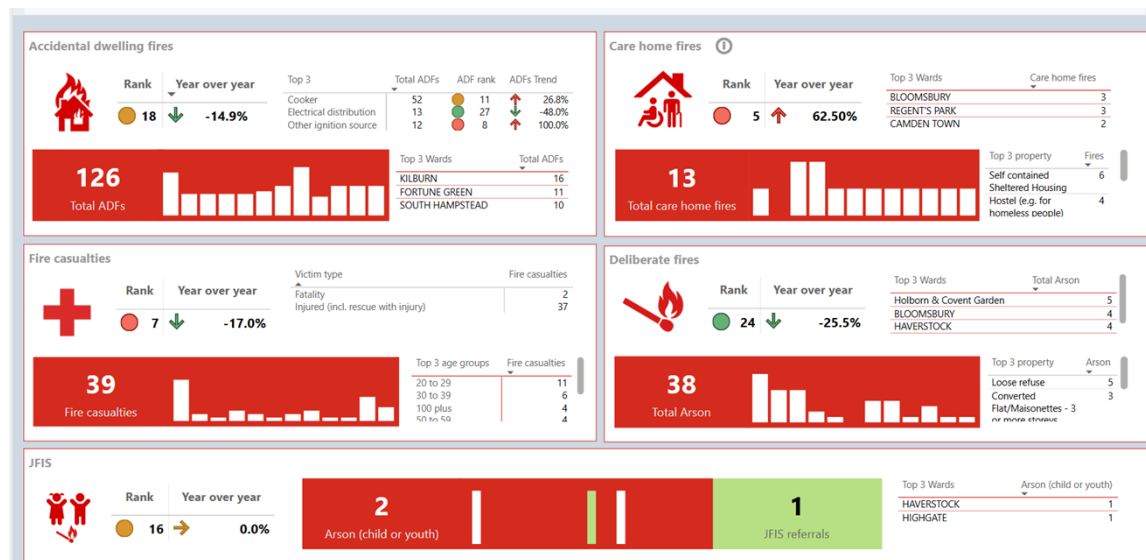
Communities can easily engage with the right people with the right skill sets to address their concerns within the LFB and fire and rescue related risks within their communities. Engagement is interactive and informative for both communities and LFB. It delivers reassurance and helps to build trust across all of London's diverse communities.

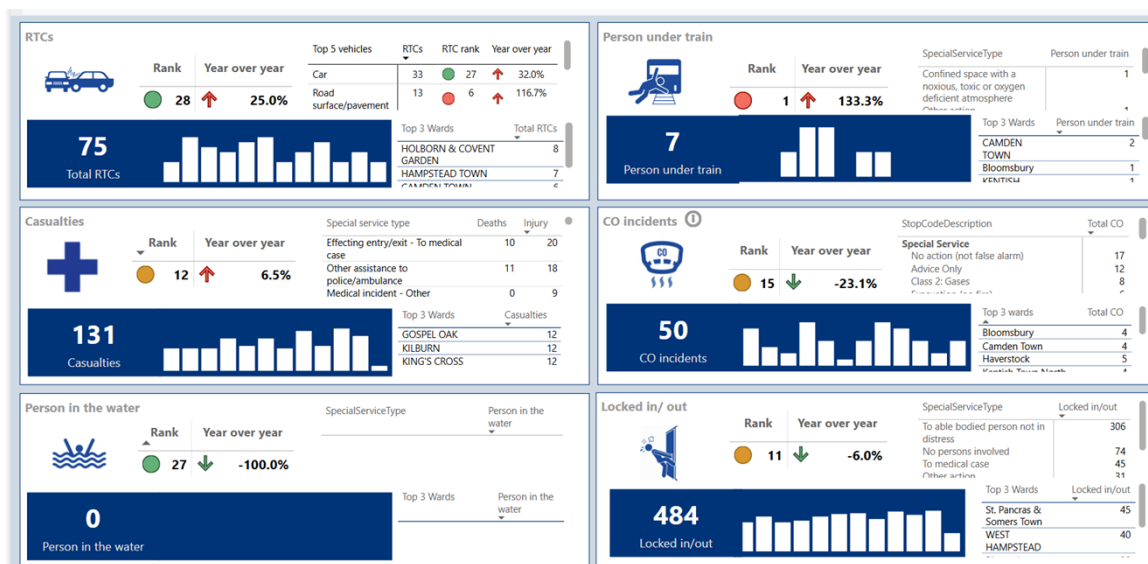
### Engagement in your borough.

In Camden, we will be talking to community stakeholders, residents and local businesses to better understand their needs. We will run campaigns based upon our interactions with the community on topics such as Lithium Ion battery fires.

## Borough Performance Measures

Borough	Average first appliance arrival time (target: 00:06:00)	Average second appliance arrival time (target: 00:08:00)	First appliance arrival within 10 minutes (target: 90%)	First appliance arrival within 12 minutes (target: 95%)	Percentage of high risk home fire safety visits (target: 60%)	High-risk HFSV target met?	Station staff time spent on prevention activity (target: 12%)	Prevention target met?	Station staff time spent on protection activity (target: 3%)	Protection target met?	Station staff time spent on training activity (target: 25%)	Training target met?
Camden	00:05:13	00:06:12	96.48%	98.90%	61.36%	✓	16.67%	✓	3.59%	✓	29.45%	✓
Euston	00:05:15	00:06:51	95.24%	97.96%	60.00%	✓	14.39%	✓	2.73%	✗	31.81%	✓
Kentish Town	00:05:13	00:06:01	96.55%	98.62%	63.64%	✓	14.16%	✓	3.24%	✓	24.38%	✗
West Hampstead	00:05:12	00:05:55	97.53%	100.00%	58.82%	✗	21.52%	✓	4.85%	✓	31.68%	✓
Total	00:05:13	00:06:12	96.48%	98.90%	61.36%	✓	16.67%	✓	3.59%	✓	29.45%	✓





## Borough Support to Surrounding Areas

Neighbouring LFB Borough's in Westminster, Islington, Brent and Barnet regularly send operational resources such as Aerial ladders and Command Units into the Borough to help us resolve operational incidents. Stations such as Soho and Park Royal regularly train with our crews and the arrangement is reciprocal so that local resources are familiar with local risk even if outside the Borough.

ENDS