



KeySpot® Fire Safety & Risk Perspective Case Study

Real-World Insight from Fire Safety Consultant on Key Safe Risks



Overview

This case study presents insight from a Fire Safety Consultant with extensive operational experience in fire and rescue services.

It highlights how traditional key safes are perceived not just as a convenience tool, but as a potential security vulnerability, particularly in the context of rising crime and building safety.

User Background

- Fire Safety Consultant
- Former Watch Manager – Fire & Rescue Service (27+ years)
- Specialist in fire engineering and building safety
- Experience across residential and multi-occupancy environments

Key Findings from Fire Safety Perspective

Security Risk & Target Identification

“I do think that a key safe tells you something about the occupant and is an additional risk IMO, especially as crime is increasing.”

- Key safes signal potential vulnerability
- Can act as a target marker for opportunistic crime
- Risk increases in areas with rising crime levels

Professional Reluctance to Use Key Safes

“I must admit, I would not want a key safe attached to my wall...”

- Even security professionals avoid visible key safes
- Indicates lack of trust in current solutions
- Preference for hidden or alternative methods

Visibility Creates Risk

“...if I did need one I would seek alternatives or place it somewhere that nobody can see it.”

- Visibility = exposure
- Hidden placement preferred but often impractical
- Reinforces need for non-visible solutions

Emergency Services Do Not Rely on Key Safes

“From a fire safety point of view the Fire Authority can use forced entry...”

- Key safes are not relied upon in emergencies
- Forced entry remains standard procedure
- Removes justification for visible external storage

Access Systems in Multi-Occupancy Buildings

“Within blocks of flats we expect any electronic door entry system to unlock the door when the smoke detection... operates.”

- Modern systems prioritise automatic access, not key storage
- Highlights shift toward integrated safety design

No Central Control or Oversight of Codes

“The fire service do not keep a list of key safe codes...”

- No formal control of access credentials
- Codes may be passed informally via third parties
- Introduces uncontrolled security exposure

Full Verbatim Insight (Evidence)

“Hi Mark, I do think that a key safe tells you something about the occupant and is an additional risk IMO, especially as crime is increasing.

From a fire safety point of view the Fire Authority can use forced entry if they believe a fire is within a building.

Within blocks of flats we expect any electronic door entry system to unlock the door when the smoke detection in the common stair operates.

I must admit, I would not want a key safe attached to my wall and if I did need one I would seek alternatives or place it somewhere that nobody can see it.

The fire service do not keep a list of key safe codes (however if the call comes from a lifeline system, typically used in homes for an elderly person who lives alone, the caller may pass the code onto the 999 call operator).

I hope that helps.”

Impact on Residential & Care Environments

- Increased targeting risk for vulnerable occupants
- False sense of security from visible access points
- Lack of integration with modern safety systems
- Inconsistent and informal access control
- Reduced confidence from professionals in existing solutions

Strategic Insight

This case study reinforces that traditional key safes:

- Introduce unnecessary exposure and signalling risk
- Are not trusted by safety professionals
- Are not relied upon by emergency services

- Lack integration with modern building safety design
- Depend on uncontrolled and informal processes

The Opportunity

There is a clear requirement for a solution that:

- Eliminates visible indicators of vulnerability
- Aligns with modern fire and building safety systems
- Removes reliance on exposed codes
- Provides secure, discreet access without signalling risk
- Supports both care and emergency access scenarios