



# Fire Safety

In communal areas & fire escapes



LMH works closely with its fire risk assessors and the Fire Service to minimize the risks to residents living in blocks of flats and maisonettes. We have installed smoke and heat alarms within all properties, emergency lighting and fire resistant doors in communal areas. All landlords are required to have effective Fire Safety Management policies and procedures in place in line with the Regulatory Reform (Fire Safety) Order 2005.

This leaflet explains LMH's fire safety management policy and provides essential advice to keep you and your neighbours safe in the event of a fire emergency.

We ask all residents to follow these simple guidelines:

**Do not store items in communal areas or on balconies adjoining fire escape routes.**

Keep these areas free of all bulky household and combustible items.

**Including:**

- Electrical appliances such as refrigerators, tumble dryers, washing machines and old TVs
- Furniture & shelving units
- Bikes & prams
- Rubbish
- Carpeting, curtains and old mattresses
- Mobility scooters, petrol driven bikes & scooters, petrol cans
- Wooden screens & fencing panels

Leaving such bulky items in communal areas or on fire escapes could make it difficult to get out of your home safely especially elderly and disabled residents. Additionally, some items can be combustible and give off toxic smoke. Electrical appliances such as tumble dryers can catch fire.

We understand that residents may want to make their communal areas and balconies homely. However, these areas are not part of your tenancy or lease and remain the property of LMH. You have no right to store items or adapt these areas for your own use.

Residents/Leaseholders should not change flat entrance or cupboard doors without consulting with LMH, in all cases replacement doors must comply with the correct fire door regulations.

### **What's allowed?**

- Small real plants in ceramic pots
- Purpose made door mats

**It's a question of common sense but if in doubt please contact your neighbourhood housing officer to discuss.**

### **What if residents fail to follow this guidance?**

LMH wants all residents to be safe and has to ensure that it complies with the law. Where unauthorized items are being placed in communal areas and balconies we will write to and talk with residents to explain our policy. Willful disregard of the policy could result in legal action being taken against the tenant or leaseholder and the associated legal costs being sought from them by LMH.

### **Finally, remember to:**

- Test your smoke alarm once a week
- Keep exit routes clear in case of emergency
- Close doors at night, especially the lounge and kitchen to help prevent fire spreading
- Ensure your front door has a functioning door closer fitted. Report it for repair if it does not.
- Create an escape plan now, don't wait until a fire happens
- In the event of a fire in your home, leave the building quickly and call the fire brigade

For more information on home fire safety visit the Government website: [www.gov.uk/government/publications/make-your-home-safe-from-fire](http://www.gov.uk/government/publications/make-your-home-safe-from-fire)

For more information or to discuss storage of a mobility aid call LMH connect on **0800 678 1894**

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### Head Office

The Observatory, 1 Old Haymarket, L1 6RA

Opening times: Monday to Friday, 8.30am to 5.00pm.

### Clubmoor Housing Office

Clubmoor Community Centre, 181 Townsend Lane, L13 9DY

Opening times: Monday to Friday, 9.00am to 5.00pm.

**Please note, the Clubmoor office is closed on Wednesday from 9.00am to 10.30am for staff training.**



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