

Oval Village

Resident and Landlord Responsibilities

The Building Safety Act requires residents and owners of residential units to take active steps to prevent a building safety risk from materialising and reduce the severity of any incidents resulting from those risks.

The Act places the following duties on residents and owners:

- Not act in a way that creates a significant risk of fire or structural failure.
- Not interfere with a relevant safety item or equipment.
- Comply with a request by the landlord for information reasonably required to perform their duties to assess and manage building safety risks.

The appointed managing agent, on behalf of your Landlord, will appoint suitably competent contractors to fulfil your building's fire safety requirements, identify any hazards, and engage with residents about any concerns relating to the safety of the building.

They will complete several checks to ensure your building remains safe. Monthly inspections will cover an inspection of the dry/wet risers, fire signage, emergency call in the lift, key safe audit (ensuring keys are present and secure), escape facilities, emergency lighting and other fire safety equipment where provided. The managing agent will also facilitate a programme of fire door inspections; these will be undertaken annually for individual apartment front doors and quarterly for fire doors within communal areas.

Residents and apartment owners should provide reasonable access to their property for the appointed managing agent or contractors to undertake any necessary fire safety and structural safety related maintenance and inspection.

Where access to your property or additional safety information is required, the managing agent will formally request this from you in writing and provide reasonable notice. Where no response is received, the managing agent will attempt to gain access to the property through repeated contact. If access is hindered or not provided, our managing agent may be left with no alternative but to enforce access under the terms of your lease, which may result in legal action and forced access.

Residents and owners are reminded that your building operates a zero-tolerance policy for personal items being left in communal areas. This is in line with the fire safety requirements of your building. Items left in common areas will be removed and any associated costs for doing so recharged to the offending resident.

All residents are encouraged to review and understand the emergency action plan for their building, which will ensure awareness of what to do in the event of an emergency incident. A copy will be displayed in your building and on the online portal.

Please ensure you regularly assess the needs of your household, especially for any vulnerable individuals. Please contact the managing agent if you require a person-centred fire risk assessment for submission to the local fire and rescue service. This will detail any additional assistance a vulnerable person may require during an evacuation.