

SITE INFORMATION: FIRE SAFETY

Fire safety advice for you at your property

MAINTAINING YOUR SMOKE ALARM

Smoke and heat alarms have been fitted within your apartment; it is important that you regularly test them. Although the detectors throughout your property are mains powered, they are backed up by battery power, therefore you should look to replace the batteries when required. Details of the type of detectors which have been installed within your apartment are contained within the handover pack, should any repairs or replacements be required.

- Use the test buttons and test your alarms weekly.
- Never remove the batteries from your alarms unless it is to change them.
- Change the battery with a long-life battery when required, i.e. when a bleeping signal is given, which is the indicator that the battery needs replacement.

Each alarm should be replaced with a new alarm every 10 years and must be mains powered alarms with battery backup. The replacement alarm must be of the same type i.e. smoke alarm for smoke alarm, heat alarm for heat alarm.

APARTMENT DOOR CHECKS

In accordance with the Housing Act 2004, to ensure fire safety within the building, it is imperative that you ensure that your apartment front door remains in a suitable condition. Points to note are highlighted below:

- The door must fit well within the frame and fully close under its own weight, self-closing devices must not be removed.
- Your door has been fitted with appropriate seals including intumescent and smoke seals, these must remain in place. Intumescent strips are the thin (generally white) seals you can find recessed within the side sections of your apartment door. When exposed to heat, the intumescent seal expands preventing the spread of fire through any gaps between the door and frame.
- The apartment door has also been fitted with smoke seals, similarly these must remain fitted to the door. Smoke seals are the brush style barriers which are fitted around the door and frame to prevent smoke from passing through the gaps.
- The gap at the bottom of the door should be no more than 8mm, should your apartment door have gaps which exceed this you should consult with a specialist contractor to reduce the gap or install drop-down smoke seals.

Ideally the frame should be to the same standard as the door, purchased together as a door set.

Fire rated door closer. Ensure the closer closes the door fully.

Fire rated hinges. The hinges should be checked when testing the door closer. The hinges should not move, and all screws should be in place, and fully screwed home.

Intumescent strips and cold smoke seal to resist the passage of smoke and fire. Any damaged or missing intumescent strips will need to be replaced. If you can fit a £1 coin through any gaps to the side of the door or see light under the door, it is likely the gap is too big, and this should be checked further.

If there are any holes or damaged areas to your door, it will need to be replaced. The damage will reduce the fire resistance of your door.

If you have any concerns regarding the condition of your apartment entry door and are unsure what actions to take, then please do not hesitate to contact us for guidance.

BALCONY MANAGEMENT

- Furniture is to be kept to an absolute minimum, and fire-resistant tags should be attached where possible.
- Storage of combustible items is prohibited, including but not limited to Privacy Garden Screens, BBQs, Wood Burners, Canisters etc.
- Strictly no smoking.

If you notice any of the above risks on balconies, please notify our Concierge Team.

EMERGENCY PLAN

Your Emergency Plan advises what to do in the event of a fire. It can be viewed via Horlicks Quarter Living. The plan is also displayed in all ground floor lobbies.

EMERGENCY EVACUATION INFORMATION SHARING (EIS)

If you cannot self-evacuate in a life-threatening evacuation, then please let us know. We can provide you with a Person-Centred Fire Risk Assessment (PCFRA) form and connect you with a home fire safety visit from the local Fire & Rescue Service, in order to establish the fire safety risks present, and whether there are any measures that could be introduced to mitigate those risks.

COMMUNAL FIRE DOOR SAFETY

Please do not wedge open or tamper with the self-closing devices on fire doors, and please report any faults that you may notice to the concierge. These doors are to prevent fire from spreading. In the event of a fire, follow the advice on your emergency plan.

COMMUNAL STORAGE OF ITEMS

Do not store items in any communal walkways as this is a trip hazard. No items are to be stored in risers or service cupboards.

COMMUNAL ELECTRIC POINTS

Communal electrical points should not be used to charge battery items such as scooters, bikes, mobility scooters or cars.

Battery items which require charging, i.e. scooters, bikes and mobility scooters, should be charged within a resident's private dwelling only.

An electric car should only be charged via communal sources where the correctly associated car charging points are installed for communal or private use.

DOOR MATS

Have a door mat? All door mats must be inside the apartment door. This will remove trip hazards in the event of an evacuation.

