

FIRE SAFETY NOTICE

Watson ("the Managing Agent") is committed to providing a safe living environment for Leaseholders/Residents and a safe working environment for staff and contractors. For this reason, the following Fire Safety Policies are in place at the development.

- **Communal Fire Doors**

Communal fire doors are not to be wedged open, as in the event of a fire they prevent the spread of fire and smoke to other areas of the building, thus allowing residents to evacuate safely.

- **Items in communal areas**

Communal corridors are to be kept clear of all personal items such as prams, scooters, doormats etc at all times. These items obstruct or restrict means of escape, and are a potential fire and trip hazard.

- **Decorations to apartment doors on the common corridor side**

Decorative door objects on the common corridor side of apartment doors are not prohibited due to the risk they pose in the event of a fire. The majority of these items are made from combustible materials and therefore are an ignition source and could contribute to the spread of fire.

- **NO smoking**

No smoking is allowed within the communal areas or on balconies; smoking on balconies poses a risk of smoking materials being carelessly used which can cause fires.

- **Prohibits the use of Fireworks:**

The use of fireworks anywhere within the development especially on balconies is **NOT** allowed; fireworks can present an unacceptable risk of fire spread, when stored on balconies and used from balconies.

- **Prohibits the use of barbeques, fire pits, patio heaters and other naked flames on balconies.**

The use of barbeques, fire pits, patio heaters and other naked flames are **NOT** allowed on balconies, use of these items can lead to ignition and external fire spread.

- **Items on balconies**

NO combustible items/furniture is to be stored on balconies or terraces. This policy has been put in place following advice from the Fire Engineer, as the balconies are timber decked combustible items stored on balconies/terraces increases the risk.

If a fire breaks out on your balcony it could spread much faster than a fire inside your building. This is because inside buildings, there are walls and doors that can contain a fire and a limited supply of oxygen to keep the fire burning. Whereas outside, there is an unlimited supply of oxygen and a fire can quickly be blown by the wind, spreading it upwards and outwards and putting balconies or flats above you at risk.

FIRE DOORS

The Fire Safety Act 2021 has clarified that in any residential building which contains two or more sets of domestic premises are within the scope of the Fire Safety Order. Responsible persons for residential buildings have a duty to put in place general fire precautions in these buildings, this duty includes making sure that all fire doors including flat entrance doors are capable of providing adequate protection.

Why are fire doors important?

Fire doors are an essential aspect of fire safety for any property. They're designed to stop the spread of fire and smoke in a building for long periods. This ensures escape routes are protected so people can evacuate a building safely and provides more time for firefighters to extinguish a fire.


If you ever notice any faults on fire doors, this should be reported to Watson. You can contact Watson through email on compliance@watsonpm.co.uk or alternatively call us on 0113 2738788

Below is a diagram of the 5 steps you should take when checking a fire door.

5 Step Fire Door Check

Suspect the building you're living in, working in or visiting has a faulty fire door?
Don't walk by. Report it to whoever manages or owns the building.

You could save a life that day.

WHAT TO CHECK	Certification	Gaps	Seals	Hinges	Closing properly
					
	Look for a label or plug on top (or occasionally on the side) of the door.	Check the gaps around the top and sides of the door are consistently less than 4mm when the door's closed. The gap under the door can be slightly larger (up to 8mm), but it does depend on the door. Ideally, you should not see light under the door.	Look for any intumescent seals around the door or frame. Check they're intact with no sign of damage.	Check all hinges are firmly fixed (three or more of them), with no missing or broken screws.	Check the door closes firmly onto the latch without sticking on the floor or the frame.

REMEMBER

- Fire doors **must be kept closed at all times.**
- Doors and self-closing devices **must not be tampered with.**
- Report any faults to **Watson immediately**