

Employee Guidance - Stored Items in Communal Areas

SHG aim is to prevent fires from occurring within its residential blocks, and to maintain clear means of escape in the event of an emergency.

Some combustible items are, however, acceptable, such as door mats, 1 or 2 real potted plants, 1 or 2 picture frames, pushchairs and bicycles. You will need to consider clear escape routes and arsonists/serious ASB issues when deciding if these items should be removed.

A common sense approach should be taken as long as the blocks are well managed.

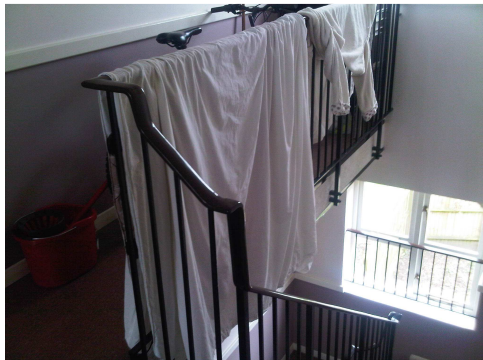
Items that must not be stored within communal areas and escape routes



Well maintained communal areas



Motorbike in stairwell



Washing airing in stairwell



Communal landing being used as an office

What we need to do

- Work with the residents to ensure they understand why items need to be removed and communicate that the fire authorities can enforce SHG to remove items through legal Notices.
- Advise residents that they are putting themselves and other residents at risk by storing flammable items or blocking the means of escape. This includes parking and/or charge mobility scooters within the common parts.
- Ensure we follow through with the removal of the items should residents not remove these within a set time frame; advise residents that they are in breach of their tenancy agreement by not complying with these requirements.
- Ensure notice boards are of the enclosed type to prevent displaying excessive and unwanted information.