

MANAGING OUR COMMUNAL AREAS

To help achieve our mission we will manage and regularly check internal and external communal areas to ensure that no obstructions or hazards are caused and we kindly request that you take seriously the health and safety of yourself, other residents and building users by not discarding items in these areas.

MANAGING OUR COMMUNAL AREAS POLICY

Our main priority and our commitment is to ensure the safety of our residents and to adhere to the requirements set out in the cyclical fire risk assessments that are completed on all of our blocks and communal spaces.

Lumen Housing has a legal obligation to comply with fire Safety regulations and this booklet provides information on how we will manage the communal areas and the standards that we expect you to follow to ensure yours and your neighbours’ safety.

Communal areas can be defined as shared spaces within the locality of your home, these include:

- Hallways and walkways
- Shared property entrance
- Shared stairways
- Storage areas
- Communal gardens
- Communal bin stores
- Access Paths
- Laundry rooms
- Basements

It is important that communal areas are not used to store your belongings or as a place to leave unwanted goods or waste items.

Clear and unobstructed spaces will enable the Fire and Rescue Service to gain access in an emergency situation and in the event of a fire will eliminate the risk of such items acting as a further accelerant.

It is a breach of your Tenancy/Lease agreement to dump rubbish. If it is proven that rubbish has been left by you or your visitor, we will charge you for its removal.

Our Policy states that the following items are not permitted to be stored in the communal areas or in the vicinity of your property internally or externally:

- Shopping Trolleys
- Washing lines
- Loose carpets / doormats
- Mail and newspapers
- Plant pots
- Garden furniture
- Pushchairs/prams/buggies
- Children’s toys/equipment
- Mobility scooters / wheelchairs
- Barbecues, fuel containers or gas bottles
- Bicycles

Please note that this list is not exhaustive; communal areas should remain completely clear and free from obstruction

We understand that some of our customers may have mobility issues and may need to use assistance aids such as wheelchairs and mobility scooters.

Please contact a member of the team to agree storage solutions with you. If you are currently storing such items in the communal area of your block, please contact us as soon as possible.

Lumen Housing has a statutory duty to review its fire Risk Assessments on all communal blocks every three years. Alongside this our team carry out regular inspections to help ensure areas remain clear and free from obstruction so that:

- Residents can escape in the event of an emergency
- Fire and Rescue Services can carry out their duties
- Fires are not able to spread more quickly and cause further damage

INSPECTIONS AND MONITORING

Lumen Housing through its Managing Agent, My Blackpool Home complete regular inspections on all blocks and areas that we manage. This includes:

- Identifying hazards in the communal areas
- Identifying poor property conditions
- Incorrect rubbish disposal, including fly tipping and a build-up of rubbish
- Identifying overgrown gardens

Communal areas should remain free and clear from obstruction



FIRE ALARM TESTING

Our communal blocks are fitted with a Fire Alarm System for our tenant’s safety. To ensure we are compliant with British Standard 5839 we test these systems every week. Usually on a Tuesday or Wednesday depending on the location. More information can be found on the communal notice boards placed in each building. The break glass is to be used in an emergency only. If the Fire Panel sounds or is flashing please contact us on 01253 477875



My Blackpool Home operate and record stringent fire servicing and testing regimes which are set out in the table below:

Fire Protection Measure (where Fitted)	Frequency
Fire Alarm	Weekly test of system Bi-annual maintenance
Automatic Opening Vents	Annually
Emergency Lighting	Monthly test 6 month – 1 hour test Annual – 3 hour test
Fire-fighting Equipment	Monthly routine inspection (Occupants) Annual maintenance service
Smoke & Heat detection	Blocks – Annually

Tenants of all properties are expected to carry out functional tests of smoke and carbon monoxide alarms located within their home on a regular basis as per the Home User Guide Pack that is provided when you sign for your tenancy.

CONTACT US

If you have any queries regarding the information contained within this booklet, please get in touch with us.



You can call us on: 01253 477222



You can visit us in person or write to us at:
348—350 Lytham Road, Blackpool, FY4 1DW

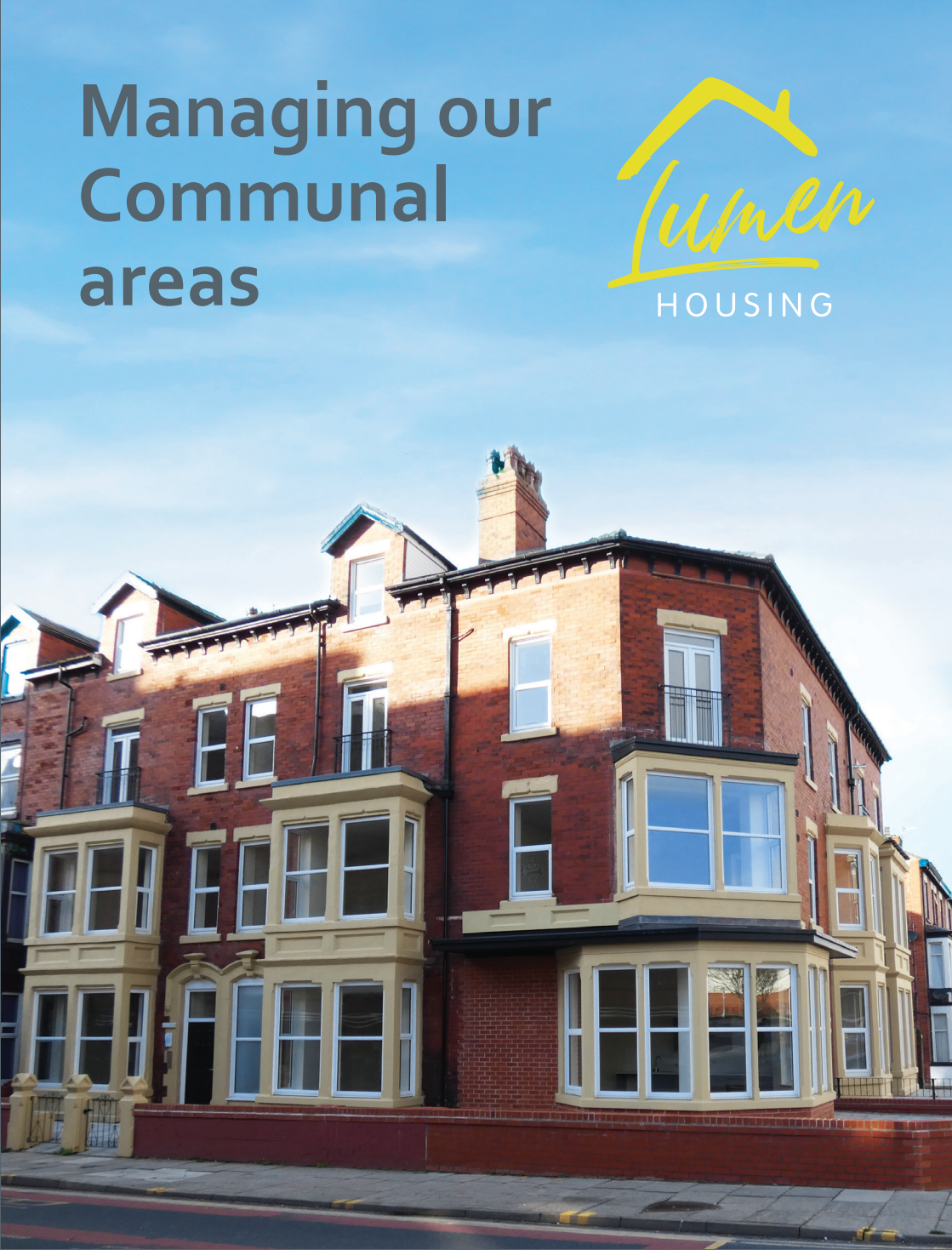


You can email us at:
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This information booklet complies with the Regulatory Reform (Fire Safety) Order 2005 and Housing Act 2004 – Housing Health and Safety Rating System.