

Communal Areas

Why do communal areas need to be kept clear?

The Management Company is responsible for the communal areas. We have a duty to make sure you can escape in an emergency.

Legislation

Legislation about fire risks requires us to ensure that if there was a fire in your block, there would be nothing in the communal areas which made it difficult to get out or give off smoke that would affect you or hinder the Fire Service.

Part 1 of the Housing Act 2004 makes us responsible for dealing with identified or known hazards within residential properties.

The Regulatory Reform (Fire Safety) Order 2005 replaces previous fire safety legislation and requires us to carry out a risk assessment, part of which focuses on escape routes and therefore includes communal areas.

Action

As a resident, you have **no rights** to store or display anything within the communal areas as these are for access to and from the flats for residents and visitors.

The most important thing we can do is to stop problems happening rather than react. Our approach is to manage communal areas in a way that will minimise risk and meet legal requirements.

We have therefore decided that **we will not allow anything to be stored in the communal areas**. Periodically we will inspect the communal areas and remove items found in the communal areas to ensure this policy is being implemented. A charge will be made if we have to return any item that is removed.

The best way to look after your possessions is to keep them in your **own** property.