

Health & Safety

Fire Safety

Every block of flats requires a fire safety risk assessment. This applies to the common parts, not to the inside of any flats.

The Management Company is responsible for ensuring the fire precautions are up to date in the communal areas.

Any issues including items left within the communal areas that constitute a fire risk to anyone in the building should be promptly reported to the managing agents.

Building Regulation Requirements

These have constantly been upgraded over the years leaving many buildings time-warped. As managing agents our responsibilities are specific to the maintenance of the existing structure and common parts and therefore any improvements in the design and specification of your private areas including walling and flooring and private flat entrance doors, remain a private matter between owners and the local authority.

Owners should be aware that modern design requirements do include Fire lobbies into flats, fire-resistant doors to minimum standards, door closers and fully integrated fire detection systems.

It may be in the future that compliance with requirements at the time of conversion or build, will no longer be acceptable and as the design elements above relate to restriction of the spread of fire, they are relevant to fire risk but are not as yet

in themselves a general industry standard for existing structures.

Tripping and injury risks

If you are aware of risks in any common areas, gardens or grounds please advise us accordingly. In particular owners are requested to notify us of faults with floor coverings on stairs that might be a risk, defective paths or driveways that could cause a trip or indeed any obstructions to the free passage of pedestrians that could cause injury.

Smoking

It is against the law to smoke within the communal areas of a block of flats and also constitutes a fire risk to all owners within the building.

Vandalism/Criminal Damage

Please report any instances of vandalism or damage to the police to obtain a crime number and report to the managing agents. If the damage is a health & safety issue please report this issue promptly to the agents.

Private Repairs

As a leaseholder you are responsible to maintain the services within your apartment including electric and plumbing.

A leaseholder has a duty of care to other owners in health and safety matters where they are connected to a private repair issue within an apartment.