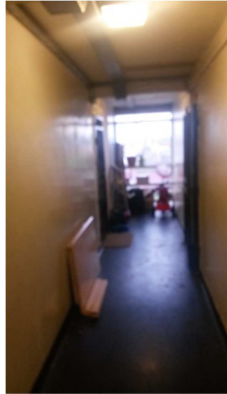
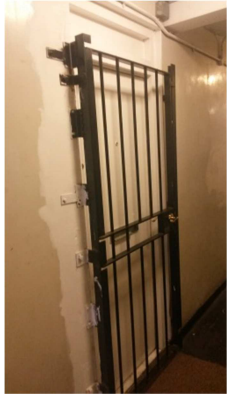
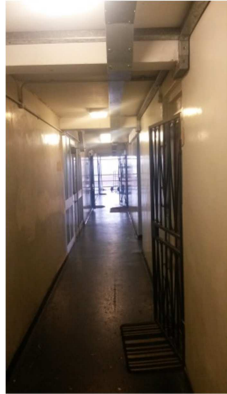
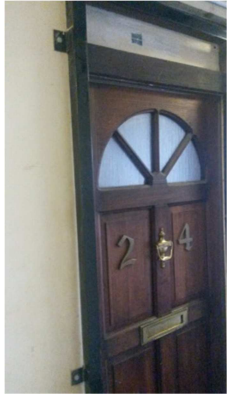




Photographs

Image	Image
<p data-bbox="162 405 279 448">Photo 1</p>  <p data-bbox="162 842 566 882">Storage within escape routes.</p>	<p data-bbox="778 405 895 448">Photo 2</p>  <p data-bbox="778 842 1305 882">Example of inappropriate security grills.</p>
<p data-bbox="162 882 279 925">Photo3</p>  <p data-bbox="162 1319 689 1359">Example of inappropriate security grills.</p>	<p data-bbox="778 882 895 925">Photo4</p>  <p data-bbox="778 1319 1077 1359">Non fire rated glazing.</p>
<p data-bbox="162 1359 279 1402">Photo 5</p>  <p data-bbox="162 1796 466 1832">Non fire rated glazing.</p>	<p data-bbox="778 1359 895 1402">Photo 6</p>  <p data-bbox="778 1796 1008 1832">Missing signage.</p>

Appendix A

Landlords and others responsible for managing blocks of flats should seek to engage with residents and communicate a number of vital fire safety messages, including:

- ❑ How they can prevent fires in their own home and in the common parts.
- ❑ The importance of maintaining their block secure (making sure doors close behind them when they enter or leave) and being vigilant for deliberate fire setting.
- ❑ That they should never store or use petrol, bottled gas, paraffin heaters or other flammable materials in their flats, on their balcony or in shared areas.
- ❑ What action they should take if they discover a fire.
- ❑ How they can ensure they can make their way safely from their flats.
- ❑ How to exit the building once they have left their flat.
- ❑ What 'stay put' means if there is a fire elsewhere in the building
- ❑ What they must do to safeguard communal escape routes, especially taking care to make sure fire doors self-close properly and are not wedged, tied or otherwise held open.
- ❑ What the policy on the use of common parts requires of them.
- ❑ In particular, that they should avoid leaving combustible materials in inappropriate places, especially when disposing of rubbish or collecting and putting out materials for recycling.
- ❑ How they can avoid inadvertently damaging the buildings fire protection when making changes to their flat, including front doors.
- ❑ When and how they should use fire extinguishers and other fire-fighting equipment, if provided, and why they should not move it or otherwise interfere with it except to use it in an emergency.
- ❑ What is involved in testing their smoke alarms and how often they should do it.
- ❑ Ways they can assist the fire and rescue service by not blocking access when parking, and by keeping fire main inlets and outlets, where provided, clear.
- ❑ How they can report essential repairs needed to fire safety measures in their flat and elsewhere in the block.

Appendix B

FIRE SAFETY ADVICE:

Protecting you and your household

You can prevent fire from happening by taking a few simple steps:

- Don't overload electrical sockets.
- Turn off appliances when not in use.
- Make sure cigarettes are put out properly, use a proper ashtray and don't smoke in bed.
- Keep matches out of reach and sight of young children.
- Never leave lit candles in rooms with unsupervised children. Keep candles clear of curtains or other items that catch fire and make sure they are on a surface that doesn't burn.
- Don't leave cooking unattended, especially with children around.
- Be especially vigilant when cooking with oil. Don't overfill chip pans and NEVER throw water on a chip pan fire.
- Test your smoke alarm once a week.
- Keep the exit from your flat clear so you can escape in an emergency.
- Close doors at night, especially the doors to the lounge and kitchen.
- Plan your escape NOW. Be prepared and don't wait until it happens.

Keep safe and plan your escape:

If your home is not already provided with smoke alarms, fit one in your entrance hallway (and outside your bedroom). For even better protection, fit one in your lounge and fit a heat alarm in your kitchen. Make sure your smoke/heat alarms meet British/European standards. If you fit more than one, link them together so they all sound the alarm.

Get an electrician to fit mains powered devices, and buy models that have a standby power supply in case of mains failure.

Your flat is in a building designed to be fire resisting. A fire should not spread from one flat to another, so that you need not leave your home if there is a fire elsewhere in the block. That said, if in doubt, get out.

Always leave if your flat is affected by smoke or heat or if told to by the fire service.

Your stairway is designed to be safe for escape throughout the course of a fire. Always use the stairway to descend to ground level if escaping.

If you are in a corridor, lift lobby or stairway and you notice a fire, leave the building immediately and, if safe to do so, alert other residents in the immediate vicinity on your way out (knock on their door).

Appendix C

Example of notice for use in blocks with a 'stay put' policy

FIRE ACTION

IF FIRE BREAKS OUT IN YOUR HOME:

- Leave the room where the fire is straight away, and then close the door.
- Tell everyone in your home and get them to leave. Close the front door of your flat behind you.
- Do not stay behind to put the fire out.
- Call the fire service.
- WAIT OUTSIDE, AWAY FROM THE BUILDING.

IF YOU SEE OR HEAR OF A FIRE IN ANOTHER PART OF THE BUILDING:

- The building is designed to contain a fire in the flat where it starts. This means it will usually be safe for you to stay in your own flat if the fire is elsewhere.
- You must leave IMMEDIATELY if smoke or heat affects your home, or if you are told to by the fire service.
- If you are in any doubt, get out.

TO CALL THE FIRE SERVICE:

- Dial 999 or 112.
- When the operator answers, give your telephone number and ask for FIRE.
- When the fire service reply give the address where the fire is.
- Do not end the call until the fire service has repeated the address correctly.

REFERENCES

The following is a list of the reference documentation that may be considered as 'Benchmark Standards' and which have, where relevant, been referred to for the purposes of producing this report:

Department for Communities and Local Government (DCLG) guides:

- Fire Safety Risk Assessment (Offices and Shops)
- Fire Safety Risk Assessment (Factories and Warehouses)
- Fire Safety Risk Assessment (Sleeping Accommodation)
- Fire Safety Risk Assessment (Residential Care Premises)
- Fire Safety Risk Assessment (Educational Premises)
- Fire Safety Risk Assessment (Small and Medium Places of Assembly)
- Fire Safety Risk Assessment (Large Places of Assembly)
- Fire Safety Risk Assessment (Theatres, Cinemas and Similar Premises)
- Fire Safety Risk Assessment (Open Air Events and Venues)
- Fire Safety Risk Assessment (Healthcare Premises)
- Fire Safety Risk Assessment (Transport Premises and Facilities)
- Fire Safety Risk Assessment (Means of Escape for Disabled People)

General Regulations and Standards:

- Building Regulations 2000 Approved Document B (2006 edition)
- British Standard 9999: 2008 Fire Safety in the Design, Management and Use of Buildings
- British Standard 5839: 2002 + A2 2008 Fire Alarm Systems and Equipment
- British Standard 5266: 2005 Emergency Lighting Systems
- British Standard EN3 and 5306: 1990 Fire Extinguishing Equipment
- British Standard 5378-1:1980 Safety Signs and Colours
- British Standard 4533-2 Electric Luminaires
- British Standard 5499: 2006 Fire Safety Signs
- British Standard 8214: 1990 Fire Door Assemblies
- British Standard 476: 2004 Fire Testing of Structural Elements
- The Health and Safety (Safety Signs and Signals) Regulations 1996
- The Furniture and Furnishing (Fire) (Safety) Regulations 1988 (as amended 1993)
- The Dangerous Substances and Explosive Atmosphere (DSEAR) Regulations 2002
- British Standard 6651:1999 COP for the Protection of Structures against Lightning
- The Disability Discrimination Act (DDA)1995 (as amended by DDA 2005)
- British Standard 7671: 2008 17th Edition IEE Wiring Regulations
- The Construction (Design and Management) Regulations 2007
- The Licensing Act 2003
- Fire and Rescue Services Act 2004
- The Residential Homes Act 1980
- The Nursing Homes Act 1975
- Care Standards Act 2000

Main Legislation Applicable

- The Regulatory Reform (Fire Safety) Order 2005
- The Housing act 2004
- Health and Safety at Work etc Act 1974
- Management of Health and Safety at Work Regulations 1999
- Electricity at Work Regulations 1989
- The Smoke-Free (Premises and Enforcement) Regulations 2006