



Fire Safety

On the Barbican Estate

Summer 2019



Top tips on Home Fire Safety

Keeping your home safe

- Fit smoke alarms on every level of your home and test them weekly.

Take extra care in the kitchen

- Never leave pans unattended when cooking and never cook if you have been drinking alcohol or you are tired.
- If the pan does catch fire never throw water on it and don't try to move it. If you can do so safely, turn off the heat. Leave the room, close the door and call 999.

Smoking

- Never smoke in bed, or on a sofa, if you think you might fall asleep. Do not leave a lit cigarette or pipe unattended.
- Keep matches and lighters well out of the reach of children.

Candles

- Keep candles well away from curtains, furniture and clothes.
- Candles should only be placed in a stable heat resistant holder.

Heating and electrics

- Sit at least three feet away from heaters and never put a heater near clothes or furniture.
- Don't overload electrical sockets.

Stay safe when you go to bed

- Switch off and unplug all unessential electrical items e.g. TV.
- Make sure cookers and heaters are turned off and candles put out.
- Close all doors as this helps to prevent fire spreading.

With regard to the Barbican Estate, the advice from the Fire Brigade is as follows:

The Barbican has been built to protect you in the event of a fire, so do not automatically assume you must leave your flat. The emergency services will decide whether the building needs to be evacuated. If it does, use your front door and stairs unless the fire/smoke prevents this, in which case use your balcony.

Escaping in a Fire

Think about and practice how you would escape in a fire.

If there is a fire in your home – get everyone out

- Alert everyone on your property
- Leave, shutting all doors, without locking them
- If possible, alert neighbouring properties
- Leave the building
- Don't use the lift
- Don't stop to collect possessions
- Call 999 and wait for the Fire Brigade to attend. If safe to do so, wait by the entrance of the building to meet the Fire Brigade and to prevent anyone else entering the building.

If you cannot escape safely

- Call 999 and tell the Fire Brigade where you are.
- Close the doors and block gaps in doors and windows with soft materials to prevent smoke coming in.

If there's a fire in another part of the building or estate, and you are not affected by heat or smoke, you are usually safer staying in your home.

Familiarise yourself with the escape route from your flat before an emergency.

Fire Safety in Communal Areas

The City of London is committed to providing safe homes for our residents. We have produced a protocol for keeping the communal areas of residential blocks clear and reducing the risk of fire. This leaflet includes a short version of the protocol to provide a quick reference for residents.

Our aim is for our residents to enjoy living in their homes and for them to create welcoming and homely places to live. As a landlord, we need to balance this with the need to ensure communal areas are safe and the risk of fire is reduced wherever possible. While some of this leaflet might seem 'heavy-handed' it is essential that the guidelines are followed, to ensure the safety of you and your neighbours.

Balconies: These form part of you and your neighbours fire escape route. The route is to be kept free of obstruction and any trip hazards. This includes, but is not limited to AstroTurf, decking, bags of soil and wooden sculptures. This also includes any item identified by the House Officers as an obstruction.

Access: All access routes including stairs, hallways, walkways and balconies in communal areas must be kept clear at all times. The design of some properties incorporates an emergency exit route, for example across the balconies or through a wooden panel. Where these emergency exit routes are shared between properties, residents must ensure these routes are kept free from obstruction and security measures such as locks must not be added onto them.

Doors: Residents must not alter the front entrance door without permission, this includes but is not limited to, replacing the door or adding further security measures such as metal gates.

Alterations to Communal Areas: Residents may not make alterations to communal areas. Including, but not limited to actions such as propping a door open or installing items such as fencing.

Items in Communal Areas: The City reserves the right to remove any items left or disposed of in the communal areas without limitation, should they be causing a fire risk or block access/exit routes. If you have any questions, please ask your House Officer.

Furniture: Furniture may be used on your balcony, however, it must be stored away within your property when not in use.

Mobility Scooters, Prams, Buggies and Bicycles: All equipment must be stored within the resident's home or car park wherever possible. If they must be stored within the communal area, they are not allowed to be stored in the escape routes from the premises or block access through the communal access routes. Please speak to your House Officer if you have any questions.

Barbeques: Barbeques are not permitted on balconies, the communal walkways or in the private gardens.

Smoking in Communal Areas: It is illegal to smoke in all public enclosed or substantially enclosed areas. On estates this legislation extends to communal areas such as stairs, hallways and car parks.

Enforcement Action

Where a dangerous activity or a breach of the fire safety protocol is noted, and the threat posed is immediate and/or it is high risk, the House Officers will immediately remedy the issue.

Where a breach is noted, and the threat posed is not immediate and/or it is medium to low risk, the House Officers will label the item accordingly, informing the resident of the problem and giving them 2 weeks to remedy the situation. If the resident has not taken the appropriate action after 2 weeks, the House Officers will remove and/or remedy the issue.

If the House Officers remove any items, they will store them elsewhere if it is safe to do so, or dispose of them if necessary.

If necessary, legal action will be undertaken in accordance with the applicable tenancy agreement or

For more information, please visit:

London Fire Brigade website:

www.london-fire.gov.uk/SafetyAtHome.asp

Home Office website:

www.gov.uk/government/collections/fire-safety-guidance