


Blackpool Coastal Housing



Fire Safety in Communal Areas, BCH Property.

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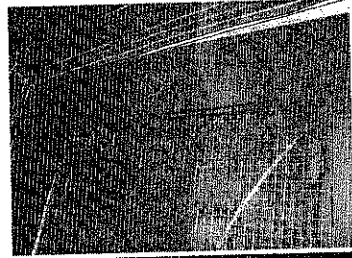
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Fire Safety in Communal Areas



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Fire Safety in Communal areas.


- Fire Safety in communal areas of multi floor residential accommodation (blocks of flats) is enforced by the Fire Service under the Regulatory Reform (Fire Safety) Order.
- The Environmental Health Officer for the Local Authority enforces the other legislation (The Housing Act 2004) regarding this type of property.



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Fire Safety in Communal areas.

- As a landlord, BCH has a responsibility to ensure it complies with both sets of regulations.
- To ensure compliance they employ the "Risk Assessment" principle.



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- fire risk assessment will help determine the likelihood of a fire starting. It will also identify the risk from fire that a premises present for the people who use them, and any person in the immediate vicinity (relevant persons i.e. visitors or contractors).



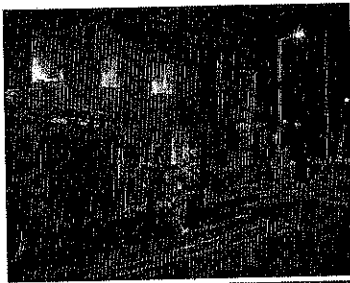
Fire Safety in Communal areas.

Areas covered under the risk assessment process:-

- Communal doors
- Flat front doors
- Corridors - walls, floors and ceilings
- Entrance and Exits
- Bin Stores (internal)
- Emergency Lighting and Fire Alarms (where applicable)
- Dry Risers (where applicable)



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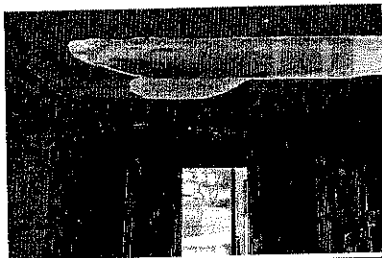


Fire Safety in Communal areas.

- There is a requirement for tenants to cooperate with the landlord and ensure they leave no combustible materials in the communal areas; for example items such as plastic flowers, furniture, white goods, household items, door mats etc.
- Electric scooters must also be kept within your own properties at all times, these are not to be charged or stored within any communal areas



Fire Safety in Communal areas.



Local News Story 7th April 2010

60-year-old June Sutton was trapped – together with nine other people – as fire raged outside their homes in Argosy Court, Grange Park.

It is believed vandals set fire to rubbish in the stairwell of the three-storey apartments, blocking the escape for residents.

Thankfully fire crews managed to get to those inside.



Local News Story 7th April 2010

Mrs Sutton, who was evacuated with her husband Walter, 74, from their second floor flat.

"Without their help we could all have died."

"Not a lot of people get to thank their rescuers so to be able to be given the chance to was lovely."

"We couldn't get out because the stairwell was thick with black smoke and as soon as my husband opened the door we saw the fireman who led us out to safety."



Local News Story 7th April 2010

"My husband struggles with his chest so it was good to have the emergency services there."

Mr Sutton added: "There was smoke everywhere, you couldn't see a thing. Had we not been led to safety the situation could have been a lot worse."

Three people were treated for the effects of smoke inhalation at Blackpool Victoria Hospital while 10 others were placed into accommodation overnight at a nearby community centre.



Photographs Argosy Court



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