



FIRE KILLS

Keep communal areas clear
Keep yourself and your neighbours **safe**.

Our duty to you

As your landlord, we have many legal responsibilities for the flat in which you live, including making sure the communal areas meet fire safety requirements.

Areas including corridors, staircases, landings, escape routes, storage and meter cupboards, gardens and pathways must be kept clear of items.

Why do communal areas need to be kept clear?

We have a legal duty to ensure your communal areas are kept in a safe condition so that:

- **The risk of fire is minimised**
- **Trip hazards are removed**
- **Fire exits are not obstructed**
- **Emergency Services can access the building**
- **Residents can evacuate quickly and safely**

What do you need to do?

Your tenancy or leasehold agreement with us says that you must keep communal areas clear.

No items should be stored in the communal areas. Some examples of items regularly found include:

- **Pram / pushchair**
- **Bicycle**
- **Mobility scooter**
- **Children's toys**
- **Plants / including pots**
- **Door mats**
- **Rubbish bags**
- **Electrical goods**
- **Furniture (sofa chair etc)**

This isn't a comprehensive list, any items left in communal areas have potential to cause a hazard.

Personal items must always be stored inside your flat and not in the communal area.

Please keep areas clear.

Fact: Mobility Scooters present a fire risk in themselves, often while charging, which produce smoke and heat.

What if items aren't removed?

All Tai Tarian staff who visit your block of flats have the authority to remove any items causing a safety risk in a communal area. Remember this is so we can ensure that we are carrying out our legal duty to minimise the risk of fire in communal areas. It also ensure fire escape routes are not obstructed.

Depending on the risk to safety, items could be removed **WITHOUT** notice. You may also be charged for the cost of doing this if we find the items belong to you.

Who can I contact for further advice?

If you have any questions about managing your communal area you can call Tai Tarian on **0300 777 0000** and ask for the Tenancy Relations Team.
Or email tenancyrelations@taitarian.co.uk



Fire Safety Guidance

More Fire Safety advice can be found on our website www.taitarian.co.uk, just search **fire**.

Additional advice on fire safety within the home can be found at www.gov.uk/firekills.

