

Safety in communal areas of high-rises

Bron Afon Community Housing wants to make sure that there is a sensible balance between keeping communal areas free from fire and health and safety hazards and allowing tenants to make these areas more attractive to live in. Basically, the key principles are that plastic cannot be allowed in communal areas because it burns with a toxic, black smoke which poses a risk to everyone. In addition, anything else kept in communal areas should, wherever possible, be treated to make sure that it is fire resistant or non combustible.

For these reasons, this factsheet gives you some important information about what you can and cannot leave outside your home.

What we can allow in communal areas

Communal carpets	Only fire resistant carpets can be kept in a communal area.
Communal seating	Acceptable if provided by Bron Afon and/or treated for fire resistance and is not blocking any escape routes. All other types of seating is not acceptable.
Door mat (supplied by Bron Afon, free of charge)	Maximum size 900mm x 600mm. Must have a non-slip type backing. Must not overrun stairs. Must not create a potential trip hazard.
Furniture (any)	Only acceptable if not blocking an escape route and has received approval from Bron Afon. Your residential housing officer will assess the risk of the furniture in compliance with The Furniture and Furnishings (Fire) (Safety) Regulations 1988.
Natural plants	Up to two per flat in a china or metal pot. Must not obstruct an escape route. If you would like to buy plants for the communal area, please speak to your residential housing officer first who will be happy to advise you.

Picture frames on walls	Acceptable but ideally should be framed in metal and covered with glass rather than plastic.
Window boxes	Acceptable if not blocking fire exits and are not made of plastic.
Celebration items (banners, lights, false trees)	You will need to ask your residential housing officer about putting up these items. You will have to take them down within an agreed time.

What we can't allow in communal areas

Any plastic objects/ornaments

Cat litter boxes

Communal letter boxes To avoid paper being left in communal areas, we are aiming to remove these letterboxes when we have fitted new doors (which will have letter boxes) to flats. Leaseholders' doors without letter boxes will remain in place and we will agree a system to manage leaseholders' mail until these doors are changed.

Curtains (any type)

Paper and mail kept in hallways

Plastic plants

Recycling boxes/bins

Store Items No items should be stored in areas directly in front of lifts and stairs or storage cupboards in communal areas.

Other information

If you would like further information, please call us on **Freephone 0800 111 42 42**.