



Your safety is our priority

This leaflet provides essential fire safety advice and outlines actions to take in the event of a fire. It also highlights your responsibilities to maintain fire safety standards in your home and communal areas. Together, we can ensure everyone's safety.



Understanding Fire Safety Laws

Fire Safety Order 2005

This legislation mandates that a fire risk assessment is carried out regularly and that measures are in place to minimise fire risks. It covers all areas of a building, including individual flats and communal spaces, requiring strict adherence to fire safety protocols.

Fire Safety Act 2022

This Act clarifies responsibilities for fire safety in multi-occupied residential buildings. It emphasises the need to assess and manage risks related to flat front doors and communal areas, ensuring that these areas are safe and accessible during emergencies. Compliance is crucial to protect both residents and the structural integrity of the building.

Golden Thread of Compliance

This principle involves maintaining accurate, up-to-date fire safety information for the building's entire lifecycle. It ensures that all fire safety measures, maintenance records, and risk assessments are documented, traceable, and accessible to relevant authorities.



Front Doors

Your property's front door is a critical barrier against fire and smoke. It prevents the spread of fire and provides time for safe evacuation. To ensure its effectiveness:

- **Meet Fire-Resistance Standards:** Your front door, door frame and any glazed panels must be certified to withstand fire for a specified period, usually 30 or 60 minutes.



CONTACT US

If you have further questions, please contact us.

📱 **Use My Karibu app on Android or iOS device**

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✉ **Write a letter:** Karibu Community Homes, Unit 3, 8 Kew Bridge, Brentford TW8 0FJ

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- **Self-Closing Mechanisms:** Ensure the door has a functioning self-closing device. This mechanism automatically shuts the door after use, maintaining its fire-resistance properties.
- **Approval for Changes:** Any replacement or alteration of your property's front door must be approved by us. Unapproved modifications can compromise fire safety.

Communal Areas and Fire Doors

Compartmentation and Fire Doors

- **Keep Doors Closed:** Fire doors in communal areas are designed to stop the spread of fire and smoke. They must remain closed at all times.
- **Avoid Obstructions:** Ensure fire doors are not blocked or wedged open. Propping them open can render them ineffective in a fire.
- **Report Issues:** If a fire door is damaged or not functioning correctly, report it to us immediately.

Electrical Cupboard Doors

- **Always Shut and Locked:** Doors to electrical, gas, and water cupboards should remain securely closed and locked.
- **No Storage:** These spaces must not be used for storing personal items. Any materials stored in these cupboards can increase fire risks and obstruct access during emergencies.



No Personal Items in Communal Areas

- **Keep Areas Clear:** Communal areas such as corridors, stairwells, and lobbies must remain free of personal belongings, to afford your safe evacuation and unhindered access for the fire service. This includes:
 - **Buggies and Prams:** Do not leave these items under stairwells or in shared spaces.
 - **Bicycles and E-Scooters:** These must not be stored in communal areas due to their fire risks.
 - **Clothing or Building Materials:** Any items that could fuel a fire must be removed.
- **Fire-Sterile Policy:** Communal areas are subject to a fire-sterile policy. Items left in these areas will be removed and disposed of to maintain safety.



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Fire Action Plans

Do you know the fire action plan for your building and what to do in case of an emergency?

You can find the fire action plan for your building displayed in the ground floor entrance and lobby. Additionally, we will be reaching out to you directly to ensure you're informed and prepared. Your building would classify one of the policies below:

Stay Put Policy

In buildings with a Stay Put policy:

- **Remain in your property:** If fire or smoke is in another part of the building and does not directly affect your property, stay inside. Modern buildings are designed to contain fires within a single compartment for a significant time. However, if a fire starts in your property, you must leave immediately, closing all doors & windows behind you where possible to prevent the fire from spreading
- **Dial 999:** Inform emergency services of your location and the fire's details.
- **Follow Instructions:** Await further instructions from the fire brigade.
- **Contact us for a Personal Emergency Evacuation Plan (PEEP):** If you have disabilities or vulnerabilities and need assistance during an evacuation, we can help create a Personal Emergency Evacuation Plan (PEEP) that will inform respondents and is tailored to your needs. Please contact us using the details below.



Evacuation Policy

If your building requires evacuation:

- **Leave Immediately:** Exit your flat as soon as it is safe to do so. Use the designated exits for evacuation. Do not use lifts under any circumstances during a fire.
- **Proceed to the Assembly Point:** Make your way to the designated assembly point outside the building. Familiarise yourself with its location beforehand.
- **Do Not Re-Enter:** Only return to the building when the fire brigade confirms it is safe.



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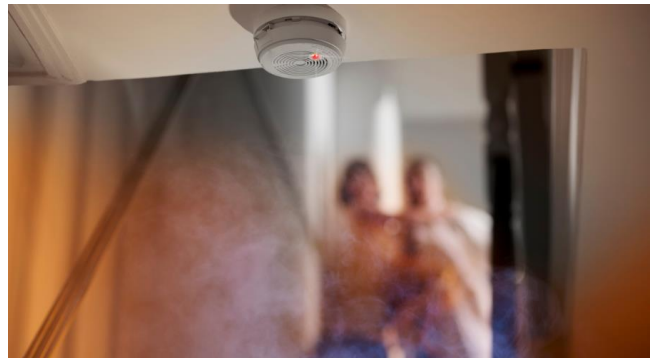
What to Do in the Event of a Fire

1. **Refer to the Fire Action Plan:** Consult your building's fire action plan for guidance on evacuation procedures.
2. **Stay Calm:** Avoid panic and think clearly about the safest course of action.
3. **Alert Others (Communal areas):** Raise the alarm by activating a fire alarm point if safe to do so.
4. **Call 999:** Provide accurate information about the fire's location and nature to emergency services.
5. **Do Not Return:** Never go back inside the building until the fire brigade confirms it is safe.



Your Responsibilities

- **Fire Doors:** Ensure they are closed and functioning correctly. Do not tamper with their mechanisms.
- **Clear Communal Areas:** Keep shared spaces free of personal items and obstructions.
- **Report Hazards:** Notify Karibu Community Homes immediately of any fire safety hazards or concerns.
- **Regular Maintenance:** Check your flat's smoke alarms regularly to ensure they are working, by pressing the alarm test button on the alarm once a month.



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