

Brenley Park Management Limited

Fire Risk Assessment
2021/2022

Fire Risk Assessment (FRA) - summary

A Fire Risk Assessment is a legal requirement. Every year a Fire Risk Assessment (FRA) is undertaken at Brenley Park by a fire safety expert.

The buildings conform to building regulations and the team continue to work with fire safety experts.

The following pages provide a highlight of important information that applies across Brenley Park.

Stay Put Fire Action Plan:

Our FRA has confirmed that all buildings at Brenley Park can operate on a stay put plan. This may be different to last year. What does this mean?

Stay Put Fire Action Plan

If a fire breaks out in your flat: Leave the room where the fire is straight away, then close the door. Tell everyone in your flat and get them to leave. Close the flat entrance door behind you. Do not stay behind to put the fire out. Wait outside, away from the building. Call the fire service - dial 999 or 112.

If you see or hear a fire in another part of the building: The building is designed to contain a fire in the flat where it starts. This means it will usually be safe for you to stay in your own flat if the fire is elsewhere. You must also leave immediately if smoke or heat affects your home, or you are told to leave by the fire service. If you are in doubt - get out.

To call the fire service: Dial 999 or 112. When the operator answers, give your telephone number and ask for fire. When the fire service reply, give the address where the fire is. Do not end the call until the fire service has repeated the address correctly.

Further advice to all residents

The FRA has recommended the following across Brenley Park.

Balconies/roof terraces - do not:

- Smoke/vape
- Use any patio heaters/sources of heat
- Cook/use barbeques of any description
- Hang fairy lights/solar lights (on or near the building)

It is imperative that there is **no smoking or BBQs** of any type on balconies or roof terraces, due to the conditions within our buildings insurance.

Gardens/ patios - do not:

- Cook/use barbeques of any description
- Smoke/Vape near the building or any flammable material such as bamboo screening
- Use any patio heaters/ sources of heat near the building or any flammable material.
- Hang any fairy lights/solar lights/ or similar product (on or near the building)

Further advice to all residents

In communal areas - do not

- Smoke/vape
- Leave any personal items (including shoes)
- Hang any decorative object (including door decorations/wreaths/fairy lights)
- Leave any buildings materials or household waste
- Leave communal doors wedged open
- Place items in the service cupboards

In your home - do not

- Undertake any hot works likely to create a spark like soldering/welding/cutting

If you are unsure contact treehouse@brenleypark.co.uk for further guidance.

Further advice to all residents

Advice for inside your apartment

- ❑ Regularly check your fire alarm system in your apartment (most units normally have a 10 year expiry and should be replaced every 10 years)
- ❑ Have a fire blanket in your kitchen
- ❑ Regularly clean any ductwork/cooking filters/ extractor hoods
- ❑ Keep windows closed when you go out or are going to sleep

Additional advice

- ❑ Know where your visitors are in case of an emergency
- ❑ Have correct contact details for tenants/ keep tenants informed
- ❑ Only park vehicles in designated bays
- ❑ If you work from home, undertake your own Fire Risk Assessment
- ❑ Correctly dispose of waste/ refuse contact treehouse@brenleypark.co.uk for any advice.

Additional Information

If you suspect a fire has been started deliberately this is known as arson. Report the fire and your suspicions to the London Fire Brigade immediately on 999 or 112.

Also advise Treehouse of your suspicions when it is safe to do so

treehouse@brenleypark.co.uk

London Fire Brigade

<https://www.london-fire.gov.uk/>

Free London Fire Brigade home fire safety check

<https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/home-fire-safety-checker-hfsc/>

For further guidance contact treehouse@brenleypark.co.uk