

JOINT FIRE STRATEGY FOR QUEENSWOOD GARDENS LTD AND QUEENSWOOD MANAGEMENT ASSOCIATION LTD

Our joint strategy is founded on the following objectives:

1. To minimise the likelihood of fires at Queenswood Gardens.
2. To raise standards and implement good practice for fire safety.
3. To foster a fire-safety culture across Queenswood Gardens.
4. To provide fire safety advice to residents that is endorsed by professional fire services staff.

We address these by:

1. Prohibiting all forms of fires across Queenswood Gardens, including (but not limited to) barbecues, bonfires, fireworks, etc. unless prior written permission is given. Any written permission will include details of any safety requirements that the lessee applying for permission must follow.
2. Ensuring that any work carried out on individual flats that requires permission under the terms of the lease meets all minimum Building Regulation and other appropriate standards. Replacement windows must meet the minimum requirement as set out by Queenswood Gardens Ltd, as lessor, drawn up in consultation from time to time with fire safety professionals.
3. Ensuring that recommendations made by fire services personnel or other qualified professionals with regard to statutory obligations under, for example, the Regulatory Reform (Fire Safety) Order 2005, are carried out, and regularly inspect all common areas to ensure ongoing compliance.
4. Prohibiting all storage in common passageways of any articles that have wheels and are thus likely to move around and cause obstructions to evacuation in the event of a fire filling corridors with smoke; removing any offending articles in a timely manner. (Using common areas for storage is in any case prohibited under the terms of the lease, but wheeled articles pose a higher level of risk when combined with smoke.)
5. Encouraging lessees to fit smoke detectors in their properties, and to check them regularly.
6. Encouraging lessees who fitted replacement windows before the current minimum requirements were introduced to retrofit their windows if they are not compliant.
7. Adopting the Local Government Association's document "Fire Safety in Purpose-Built Blocks of Flats" as our main source of guidance for fire safety at Queenswood Gardens.

8. Promoting fire safety and planning by publicising the issue on the website, and linking to government publications on fire safety.
9. Requiring that any new/replacement front doors to flats meet the FD60S standard, and are fitted with automatic door closers, intumescent strips, and smoke seals on letter boxes.
10. Encourage all lessees and residents to familiarise themselves with appropriate alternative means of escape (e.g. through windows) in the event that escape through their front doors and the common passageways is not possible.
11. Providing advice to all lessees and residents on evacuation procedures in the event of a fire. At present, based on discussions with the London Fire Brigade, advice is that:
 - a. On discovering a fire, raise the alarm by calling the Fire Brigade on 999;
 - b. If it appears safe to do so, leave the building;
 - c. If residents become aware of a fire in another flat, keep their front door closed and do not attempt to leave the building through smoke, unless and until advised by the Fire Brigade to do so.