

Fire safety

in communal areas
at Christmas



Dear tenant

You have made an enquiry about Christmas decorations within the communal area of your flat.

As a landlord we have a legal responsibility to ensure that all of our residents are safe in our flats. Legislation is in place for flatted estate fire safety, which is enforced by the Fire Service.

In the event of a fire within one of our blocks we need to ensure that ensure all residents and visitors could either evacuate the block, or be reached by the fire service - quickly, safely and without the risk of any obstacles blocking your way.

We must ensure that communal areas are free of anything which could be flammable, a hazard, or block access.

Within your flat you can put up whatever Christmas decorations you want to, as long as they do not cause a nuisance to other residents - however, in communal/shared areas we need to request that Christmas decorations be kept to a minimum.

As an authority, we are happy for you to have a non flammable wreath attached to the front door of your property.

You must not put additional decorations within the communal areas eg tinsel, electrical decorations.

Unfortunately we have to consider the risk Christmas decorations can pose as a fire hazard as many are highly flammable.

According to the Department for Communities and Local Government in 2011/12 fairy light fires caused 20 fires, while Christmas trees, decorations and cards were responsible 47 house fires - leading to 20 non-fatal casualties, across the UK. The figures may be far higher as these are only the instances which were reported. We do not want any of our residents to become statistics, or have their Christmas period ruined due to fire.

For more information about fire safe in high and low rise properties, together with a copy of the fire safety policy, please visit:

www.dudley.gov.uk/resident/housing/council-housing/information-for-tenants-leaseholders/flatted-estates-fire-safety-policy

or speak to your housing manager by calling **0300 555 8283**.