



South Cambridgeshire District Council

Fire Risk Management Strategy (Housing)

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1. Introduction

- 1.1. South Cambridgeshire District Council (SCDC) is committed to managing fire risk effectively within its housing stock in order to protect residents, visitors and staff, and to comply fully with all relevant fire safety legislation and guidance.
- 1.2. This Fire Risk Management Strategy sets out the Council's policy for ensuring full compliance with all mandatory fire safety requirements, minimum standards, and statutory duties. It establishes the framework through which the Council will manage, monitor, and maintain fire safety across all premises within scope, ensuring risks are identified, controlled, and regularly reviewed to safeguard residents, staff, and visitors.
- 1.3. Compliance with this Strategy is required for all relevant staff, contractors, tenants and leaseholders (where applicable).

2. Scope and Purpose

2.1 In scope

- Common parts of all multi-occupied residential buildings managed by SCDC (purpose-built blocks and conversions).
- Communal rooms associated with housing (including those on sheltered schemes, even where dwellings are dispersed bungalows).

2.2 Out of scope

- Individual dwellings (houses, bungalows or flats) with no common parts – these follow SCDC's property safety standards (e.g. smoke/CO alarms, gas and electrical safety) but are not subject to communal Fire Risk Assessments (FRAs).
- Properties managed by Ermine Street Housing or Shire Homes Lettings as they have their own policies



- 2.3 The Strategy applies to both tenants and leaseholders living in properties that are in scope, identified at point 2.1 above.
- 2.4 Clarification for sheltered housing – Where a sheltered scheme comprises communal facilities and common internal routes, those areas are in scope, as well as any communal room serving the scheme. Dispersed sheltered bungalows with no shared internal common parts are not in scope.
- 2.5 The purpose of the Strategy is to ensure effective, proportionate and continuously improving fire risk management across the Council’s housing stock, supported by strong governance, a risk-based assessment approach, prioritised action planning and robust assurance mechanisms.
- 2.6 The objectives of the Strategy include:
- Maintaining strong governance and open oversight
 - Competent, risk-based Fire Risk Assessments (FRAs) and proportionate actions
 - Prioritising and delivering remedial actions effectively
 - Implementing building specific Fire Safety Management Plans (FSMPs)
 - Providing clear assurance through monitoring and audit
 - Resident engagement and inclusion
 - Driving continuous learning and improvement
- 2.7 We will co-operate, co-ordinate and actively collaborate with all third parties and enforcing authorities, fostering a culture of trust and transparency.

3. Legislative and regulatory context

- 3.1 This Strategy is informed by, and supports compliance with, the following legislation and guidance, including but not limited to:
- **Regulatory Reform (Fire Safety) Order 2005 (FSO)** – duty to carry out/maintain a suitable and sufficient FRA and maintain precautions in the common parts.



- **Fire Safety Act 2021** – FRA must explicitly consider external walls (including cladding/balconies) and flat entrance doors between dwellings and common parts.
- **Fire Safety (England) Regulations 2022** – additional duties by building height, including resident fire safety information (all buildings with common parts), quarterly communal and annual flat-door checks (above 11 metres high), and monthly checks of lifts and essential fire fighting equipment (high-rise buildings above 18 metres/7+ storeys)
- **Building Safety Act 2022** (where applicable) – for higher-risk buildings (above 18 metres/7+ storeys with residential units), duties for Accountable Persons including maintaining the golden thread and producing a safety case
- **Regulator of Social Housing (RSH) Consumer Standards – Safety & Quality Standard** – requiring accurate property data and timely completion of statutory safety actions
- Housing Act 2004
- Relevant statutory guidance and British Standards.

3.2 In summary, the Council must:

- Assess fire risk
- Act to reduce risk
- Maintain fire safety measures
- Provide information and training
- Keep clear records

4. Roles and Responsibilities

Responsible Person (in law – Fire Safety Order): South Cambridgeshire District Council as the employer/landlord

Accountable Person (AP)/ Principal Accountable Person (PAP) (in law - Building Safety Act and Higher-Risk Buildings): South Cambridgeshire District Council where it meets the criteria – maintains ‘golden thread’ (i.e. keeping complete, accurate, digital, up to date records for that particular building) and producing a Safety Case Report that shows how risks are being controlled



Accountable Officer: Head of Housing

Has ultimate responsibility for the implementation of the Strategy and ensures its delivery

Lead Officer: Service Manager – Housing Assets

Manages Fire Risk Assessments (FRAs), actions, maintenance, compliance records, key performance indicators (KPIs) and reports

Deputy Officer: Asset & Compliance Manager

Supports the Lead Officer in the day-to-day management of this Strategy

Building Managers: Housing Officers, Sheltered Estate Officers and other nominated staff

Responsible for local inspections, implementing Fire Safety Management Plans (FSMPs), provision of information and signage, record keeping for individual buildings, resident communication and escalation of risks

All housing staff/contractors

Reporting hazards and incidents; follow training and be competent for tasks undertaken

Residents

Residents are expected to work with SCDC staff in dealing with fire safety. This includes keeping common parts clear, following building fire instructions and reporting concerns promptly.

5. Fire Risk Assessments (FRAs)

5.1 General Requirement

SCDC will ensure that all buildings within scope have an up to date Fire Risk Assessment (FRA) completed by a competent, suitably qualified person and have in place a risk-based review programme. The FRA provides a systematic evaluation of the building to identify fire hazards, assess risk to occupants, and determine the measures required to maintain safety. In line with the Fire Safety Act 2021, each assessment will also include consideration of external walls and flat entrance doors.



Taking a risk-based approach ensures that FRAs are proportionate and tailored to the risks associated with the building and the needs of the people living in it. This approach is integrated with broader investment planning and includes specific requirements for assessment types, review frequencies, and triggers for reassessment.

5.2 Type of FRA

- **Type 1 (non-destructive, common parts)** is the default assessment for most buildings in scope
- More intrusive assessments (Types 2-4) will be commissioned where risk indicates, including:
 - Building type, construction and layout
 - Height and scale
 - Occupancy levels
 - Converted buildings
 - Known or suspected deficiencies
 - Resident vulnerability
 - Previous incidents or intelligence

Type 1 Fire Risk Assessment (FRA)

SCDC will adopt Type 1 Fire Risk Assessments (FRAs) as the standard approach for residential buildings, with more intrusive FRA types undertaken only where specific risks warrant further investigation, or where the building exceeds 11 metres in height. A Type 1 FRA is the standard non-destructive fire safety assessment required under the Regulatory Reform (Fire Safety) Order 2005. It evaluates the building's overall fire safety measures and identifies any evident fire risks that require action.

It does not involve opening walls, floors ceilings, or service risers, and focuses solely on the shared internal areas of the building, such as communal rooms (including sheltered communal rooms), corridors, stairwells and entrances. It does not include inspections inside individual dwellings.

More Intrusive Assessments (Types 2-4)

SCDC will undertake Type 2-4 FRAs where a standard FRA identifies concerns and/or is based on professional judgement and risk profile, including



buildings over 11 metres in height. Intrusive assessments involve looking behind the surfaces of the building to check how well it would perform in a fire. These types of FRAs are not routinely undertaken as they involve disruption, such as noise, dust and temporary access to homes. Type 2-4 FRAs can include:

- Opening up walls, floors or ceilings to check fire-stopping (materials that slow the spread of fire).
- Inspecting hidden areas such as service risers, ducts and voids.
- Checking inside individual properties in some cases, especially where the building has a higher risk profile.
- Testing the construction to confirm that fire safety measures are installed properly and meet required standards.

5.3 FRA outcomes are used to:

- Identify risk-critical issues
- Inform prioritisation of remedial works
- Shape capital investment planning
- Determine interim risk controls where needed

5.4 The Strategy recognises that some structural improvements may require longer-term programmes and budgeting, and that risk must be managed proportionately in the meantime.

5.5 FRA review frequency

SCDC will apply a risk based approach to determining the frequency of Fire Risk Assessment (FRA) reviews, ensuring they remain suitable and sufficient for each building's level of risk. Review intervals will be adjusted where necessary to reflect building height, resident vulnerability, complexity of layout, materials present, or any other factors that may increase fire risk.

Note: There is no statutory review interval. Reviews are risk-based and must remain suitable and sufficient.



6. Managing FRA Actions

- 6.1 SCDC will ensure that all FRA findings must be recorded, prioritised and tracked to completion using the Council's compliance system.
- 6.2 The findings of the FRA will be used to develop a proportionate and effective action plan. This plan will set out a prioritised schedule of all physical and managerial measures required to ensure that fire risk is maintained at, or reduced to, an acceptable level. It is recognised that major capital works may not be deliverable immediately; therefore, actions will be categorised to reflect their urgency and the timeframe within which they should reasonably be implemented.
- 6.3 Actions are prioritised as follows:
- **Priority 1** – Immediate/Urgent Action
Actions required to address deficiencies that present a significant and immediate risk to life or indicate non-compliance with critical fire safety legislation.
 - **Priority 2** – Within 1 month
Actions required to address risks that are significant but not immediately dangerous, or issues that could escalate if left unresolved.
 - **Priority 3** – Within 1-2 months
Actions that relate to moderate or lower-level risks or improvements that enhance overall fire safety but do not pose immediate danger.
 - **Priority 4** – Within 2-6 months
Measures that require major investment, design work, procurement, or structural alteration. These actions often form part of a long-term capital or refurbishment programme and may have interim mitigations in place.
 - **Priority 5** – Long-term actions (1-3 years)
Actions that are not required for statutory compliance but represent good practice and could further strengthen fire safety resilience.



- 6.4 Where immediate remediation is not possible, interim risk-reducing measures will be considered and recorded.

7. Fire safety measures and maintenance (minimum standards)

- 7.1 SCDC will ensure that all fire safety measures across its residential buildings are properly installed, routinely inspected, and effectively maintained in accordance with legal requirements, relevant British Standards, and recognised best practice. The Council will implement clear maintenance regimes, carry out regular checks of all life safety systems, and ensure that any defects are addressed promptly. Compliance will be monitored through robust recording, auditing, and performance management processes. The following minimum standards apply:

7.2 Fire Doors

- Fire doors must remain shut at all times and must not be propped open under any circumstances.
- In buildings with a top storey over 11 metres high, SCDC will undertake checks of communal fire doors and conduct annual checks of flat entrance doors, including self-closers. Attempts to gain access must be recorded where entry is refused.
- All findings and remedial actions will be recorded and monitored via key performance indicators.

7.3 Fire Detection and Alarm Systems

- Purpose-built blocks with verified compartmentation operating a ‘Stay Put’ Evacuation Strategy typically do not require a communal fire alarm system.
- Where a communal/fire alarm is installed SCDC will:
 - Conduct weekly user tests and maintain logs.
 - Arrange periodic servicing by a competent contractor in line with BS 5839-1 (non-domestic systems)



7.4 Lifts and essential fire-fighting equipment (high-rise only)

- Monthly checks of firefighting/evacuation lifts, evacuation alert systems (where present), rising mains, smoke control suppression and other key equipment.
- Faults not rectified within 24 hours will be reported to the Fire & Rescue Service and records will be displayed for residents.

7.5 Other systems

- Emergency lighting, smoke control, rising mains, suppression systems, wayfinding signage (where required), and any other life-safety systems will be maintained by competent contractors and fully recorded.
- Electrical intake cupboards and lateral mains will be kept secure and free of storage.
- Gas systems will be maintained to legal standards.

7.6 All inspections, tests and remedial works will be recorded and auditable.

7.7 Residents will receive annual fire safety information relevant to the property they live in, where the building is in scope.

7.8 Further detail on stock-specific standards can be found at Appendix A.

8. Fire Safety Management Plans (FSMPs)

8.1 SCDC will ensure that every in-scope building has a comprehensive Fire Safety Management Plan (FSMP). Each FSMP will clearly set out the building's evacuation strategy, outline the required local inspection and testing routines, include key building information (including details of any secure building information box where required), and provide clear contact details for residents and the Fire & Rescue Service.



9. Evacuation Strategy and Resident Information

9.1 SCDC will ensure that each building in scope will have a clearly defined Evacuation Strategy based on its construction, design and risk profile:

- **Stay Put Evacuation Strategy unless affected by heat or smoke or told to leave** – typically purpose-built blocks with verified compartmentation
- **Full Evacuation Strategy, leaving by the nearest safe exit and not to re-enter** – typically converted or higher-risk buildings and public buildings such as communal rooms.
- **Temporary Simultaneous Evacuation Strategy** – May be adopted following risk assessment (e.g. façade/compartmentation concerns) and kept under review

9.2 Any new dwellings that SCDC constructs or acquires will undergo a Fire Safety Management assessment, through which an appropriate evacuation strategy will be determined and documented.

9.3 Stay Put Evacuation Strategy

All residential dwellings that are in-scope and currently supported by a Fire Safety Management Plan (FSMP) operate under a Stay Put Evacuation Strategy. This strategy applies to buildings designed with effective fire-resisting compartmentation, meaning the construction is intended to prevent fire and smoke from spreading rapidly beyond the flat or area where the fire originates. Compartmentation keeps fire contained long enough to protect residents and support safe evacuation if required.

Under the Stay Put Strategy:

- **If a fire occurs inside a flat**, the occupants of that flat should leave immediately, close the door behind them, and call the Fire and Rescue Service.
- **If a fire occurs elsewhere in the building**, occupants of unaffected flats should remain inside their own flat unless they are directly affected



by fire or smoke or are instructed to evacuate by the Fire and Rescue Service.

9.4 Full Evacuation Strategy

Full evacuation is a strategy where all occupants leave the building immediately once a fire alarm is activated or when instructed to do so. All sheltered housing communal rooms operate a Full Evacuation Strategy.

Under a Full Evacuation Strategy:

- All occupants follow the designated escape routes to exit the building.
- No-one should remain inside

9.5 Fire Action Notices will be displayed and residents will be provided with building-specific fire safety information, including the importance of fire doors. Lifts must not be used during a fire.

10. PEEPs (Personal Emergency Evacuation Plan)

10.1 In sheltered housing blocks of flats, SCDC will adopt a person-centred approach and, where appropriate, Personal Emergency Evacuation Plans (PEEPS) and General Emergency Evacuation Plans (GEEPs) or equivalent measures consistent with emerging national guidance will be put in place.

10.2 Sheltered Housing Officers are responsible for the production and maintenance of PEEPs for all residents who they consider require one and will liaise with the Asset & Compliance Manager as required. All PEEPs will be held in the Premises Information Box and on file.

10.3 PEEPs will be completed for residents in general needs properties on an ad-hoc basis as residents are identified by the Housing Officer.

10.4 A flag identifying residents with PEEPs will be visible on the housing management system.



11. Communal areas and prohibited items

- 11.1 Instructions on what to do in the event of a fire will be displayed in communal areas.
- 11.2 Communal escape routes must be kept clear at all times
- A zero-tolerance approach applies to storage in common parts.
 - Managed use may apply in specific agreed locations with strict limits, such as a named sheltered scheme.
 - Prohibited and restricted items are listed in Appendix B.
 - SCDC will work with residents first to ensure access is not blocked, but enforcement action may be taken where significant risk remains.
 - Costs of removal may be recharged where appropriate.

12. Fire and Rescue Service Access

- 12.1 SCDC will always maintain clear and unhindered access for fire appliances and operational crews. To support effective emergency response:
- **Access routes:** All designated access roads, parking areas, and approach routes for Fire and Rescue Service vehicles must be kept unobstructed.
 - **Emergency entry systems:** Door entry systems must allow for immediate emergency access. Any non-standard locking arrangements must be agreed in advance with the local Fire and Rescue Service.
 - **Premises Information Boxes (PIBs):** Where PIBs are installed they must be secure and maintained in good order and kept up to date with key building information.

13. Refurbishment and Major Works

- 13.1 SCDC will ensure that all refurbishment, maintenance and major works are planned and delivered in a way that maintains or enhances fire safety.



Specifically:

- **Design and specification:** All design briefs must consider the original fire protection strategy of the building and ensure compliance with current fire safety standards and regulations.
- **Protection of fire safety measures:** Works must not weaken any passive or active fire safety systems. If fire stopping, fire-resisting materials or fire safety equipment are disturbed during the work, they must be properly reinstated to the required standard.
- **Regulatory consultation and control measures:** Building Control will be consulted where required. All hot works (i.e. any activity that creates heat, sparks or an open flame) must be carried out under an approved permit system and in accordance with established control procedures.

14. Data, records and the golden thread (where applicable)

- 14.1 FRAs, action logs, testing/maintenance records and building information will be kept within SCDC's compliance systems, retained in line with the corporate retention schedule.
- 14.2 For high-rise buildings, SCDC will maintain a digital golden thread as required by the Building Safety Regulator (design, construction and in-occupation) and ensure information is accurate and up to date.

15. Monitoring, KPIs and reporting

- 15.1 As a minimum, SCDC will report Key Performance Indicators (KPIs) through its Housing Stock Group, the KPI/TSM Tenant Panel and via corporate reporting channels. These KPIs will include:
- % of buildings with an in-date Fire Risk Assessment (FRA)
 - % of high and very-high priority actions completed on time
 - % of high or very-high priority actions overdue
 - % of Fire Safety Management Plans (FMPs) in date



- % of required fire safety training completed
- % of weekly alarm tests completed where communal alarms exist
- % of annual flat-entrance door checks completed for buildings over 11 metres in height
- % of monthly Regulation 7 checks completed (high-rise only)
- % of in-scope residents who receive their annual fire safety information notice within the required timeframe

16. Governance and Assurance

16.1 Fire safety governance is provided through the Housing Stock Group, which includes:

- Head of Housing
- Service Managers
- Asset & Compliance Manager
- Operations Manager

16.2 The group meets monthly to provide strategic oversight of:

- KPI performance and emerging trends
- Significant or overdue Fire Risk Assessment (FRA) actions
- Material risks and incidents
- Resource requirements and investment priorities
- Audit outcomes and associated recommendations

16.3 The Head of Housing will escalate any issues arising to the Council's Leadership Team.

16.4 Update reports will be presented to the Housing Engagement Board as required. Fire safety performance will also be monitored by the KPI/TSM Tenant Panel and Cabinet through quarterly performance reporting.

16.5 Overall fire risk management will be summarised within the Annual Compliance Report, which is presented to both the Housing Engagement Board and Cabinet.



16.6 A robust assurance framework is maintained through:

- Management controls
- Internal audit and peer reviews
- External audits and liaison with Fire & Rescue Services
- Compliance accreditation

17. Learning and continuous improvement

17.1 SCDC will use data, fire incident reports, near-miss information, audit findings and emerging guidance to:

- Continuously review and strengthen fire safety practices
- Support informed decision-making and effective prioritisation
- Enhance resident engagement and ensure clear, proactive communication

18. Training & Competence

18.1 SCDC will ensure that all staff will receive basic fire awareness training at induction and refresher training for relevant staff will be reviewed annually, with refresher training at least every three years.

18.2 Role specific training will be given as necessary, such as those responsible for building management, including Housing Services Officers and Sheltered Estate Officers.

18.3 SCDC will only use competent FRA assessors and contractors, aligning with Home Office/National Fire Chiefs Council guidance on competence and selection.

19. Resident engagement

SCDC will:



- Provide fire safety instructions and fire door information to residents in line with the 2022 Regulations (all multi occupied buildings with common parts).
- Engage residents on building specific arrangements (FSMPs/evacuation) and meet the Regulator for Social Housing Safety & Quality Standard's expectations for accurate data and timely safety actions.
- Use person centred approaches in specialised/sheltered settings to support vulnerable residents, aligning with National Fire Chiefs Council Person Centred Framework.

20. Accessibility and inclusion

20.1 SCDC is committed to engaging with tenants and residents in line with the [Equality Act 2010](#). Reasonable adjustments will be made to ensure services are accessible to all. This may include:

- Contact preferences
- Offering home visits
- Use of advocates or interpreters
- Alternative communication formats, such as large print or translated materials
- Adjusting appointment times
- Adjusting locations to accommodate mobility or health needs

21. About this Strategy

21.1 This Strategy will be reviewed every 5 years. However, earlier reassessment may be required following tenant feedback, further guidance or where there are changes in operations and/or legislation.

21.2 This Strategy has been produced in consultation with tenant/leaseholder representatives. If a tenant or leaseholder is interested in getting involved in shaping the housing service, further information is available on the [website](#), or contact resident.involvement@scams.gov.uk.





22. Service Requests and Complaints Process

22.1 A tenant/leaseholder should report initial service requests, such as repairs or safety concerns, through the designated channels:

Repairs - **Online** via the Council's website
By phone - via the Repairs Hotline: 0800 0085 1313
Through the **M&Me** Mobile App

General Queries – Tel: 01954 713 000 or
Email duty.housing@scambs.gov.uk

The [Communications Charter for tenants and leaseholders](#) sets out detailed guidance on how to contact the Council and the service standards that can be expected in relation to communication and responsiveness.

22.2 SCDC aims to provide excellent customer service but recognise that mistakes can happen. If a tenant/leaseholder is dissatisfied with the service received following a service request, they can make a complaint in accordance with the Council's Complaints Policy. To make a complaint, visit our [website](#) or telephone 01954 713000 or email housing.complaints@scambs.gov.uk.

23. Our values

Ambitious

- We are proactive and take a forward-thinking approach to addressing challenges.
- We create smart solutions and reach our goals with determination and a clear vision.

Collaborative

- We foster a culture of teamwork and open communication.
- We work with and involve stakeholders, to improve how the organisation works and serves the public.



Compassionate

- We prioritise empathy and understanding in decision-making and service delivery.
- We consider the wellbeing of people and communities in everything we do and we replicate this when we talk to our colleagues because we know that when we support each other, we all do better.

Accountable

- We take responsibility for our actions and decisions.
- We own up to mistakes and make sure we fulfil our commitments.



Appendix A – Stock-Specific Fire Safety Standards (Summary)

1. Houses and Bungalows

- Smoke and carbon monoxide alarms installed and maintained in line with current regulations.
- Electrical installation tested at least every five years.
- Annual gas safety checks where gas is present.
- A Fire Risk Assessment (FRA) is not normally required for single domestic dwellings.

2. Flats without communal areas

- Fire detection and alarm systems to meet current standards for individual flats.
- Escape arrangements to comply with relevant building and fire safety requirements.
- No communal FRA is required as there are no shared common parts.

3. Flats with communal areas

- For buildings operating a Stay Put strategy, a communal fire alarm system is not provided unless required by design.
- Communal fire doors, flat entrance fire doors, compartmentation, and smoke control systems (where installed) must be maintained in effective condition.
- Communal areas to be subject to an FRA in accordance with the programmed inspection cycle.

4. Flat Blocks and Communal Rooms within Sheltered Housing Schemes

- Annual FRA required.
- A robust and up to date Fire Safety Management Plan (FSMP) must be in place
- Routine fire door checks carried out for flat entrance doors and all doors within common parts.
- Information contained within Premises Information Boxes must be kept accurate and current.



Appendix B – Prohibited and Restricted Items

1. Prohibited Storage in Blocks of Flats

1.1 Residents must not store the following anywhere within the building, including inside their dwelling, designated store cupboards or communal areas:

- **Pressurised or contained gases**, except for oxygen or other prescribed medical gases (e.g., BBQ gas, LPG cylinders).
- **Vehicles**, including mopeds, scooters, ebikes, escooters, or any other battery powered or fuel powered vehicles. These must not be stored inside flats or in communal areas.

Medical Gases

1.2 Where medical gases are used, residents must inform their Housing Services Officer (HSO). The HSO will record this on the resident's housing record and ensure details are included on the vulnerable resident list held in the Premises Information Box for the block. SCDC will inform the Fire Service once aware that gasses are being stored.

2. Prohibited Items in Communal Areas in Blocks of Flats

2.1 Residents must not use or store the following items within any communal parts of the building:

- **Chemicals** such as paints, varnishes, solvents, brush cleaners, turpentine, petrol, oil, diesel, fertilisers, weed killer, or industrial cleaning fluids.
- **BBQs or BBQ fuels**, including firelighters, charcoal, briquettes, or similar. BBQ use is **not permitted** in internal communal areas or on private balconies.
- **Naked flame items** such as candles, tea lights, incense sticks, lighters, or matches.



- **Upholstered furniture or fabrics**, including padded chairs, armchairs, curtains, net curtains, or wall hangings.
 - **Plastic items**, such as plastic garden furniture or children's toys.
 - **Recycling and household waste:**
 - Recycling bins/boxes must be stored **outside** the building.
 - Refuse must be disposed of directly in the bin room or chute and must **not** be left outside flat doors.
 - **DIY materials**, including timber, wood, mastics, glues, adhesives, or similar combustible materials.
 - **Bicycles**, unless the block provides a designated internal cycle storage facility.
 - **Clothing and footwear**, including loose items or laundry.
 - **Washing lines**, which must not be fixed to any pipework or building infrastructure.
 - Any washing lines installed in this way will be removed and returned to the resident.
- 2.2 SCDC reserves the right to require the immediate removal of any item considered to present a significant fire safety risk, including items not specifically listed above.

3. Communal Rooms within Sheltered Schemes

- 3.1 SCDC will ensure that all communal rooms within sheltered housing schemes are managed in accordance with fire safety legislation, relevant guidance, and the Council's own safety standards. As part of this responsibility, SCDC will assess and control fire risks within these spaces, including the removal of any items not provided or approved by the Council where such items present (or could reasonably be expected to present) a fire risk. Communal rooms will be routinely monitored to ensure they remain safe, free from unauthorised furnishings or equipment, and suitable for use by residents.