

Harvey Roe Fire Safety Guide for Tenants

Welcome to your new home! At Harvey Roe we take your safety very seriously. We would like to invite you to spend a few minutes reading this information to ensure you are safe and aware of possible risks.

Living in a shared house carries a higher level of risk than a standard residential property. This is because there are usually more people who live independently, more meals are cooked for example. We have put many policies in place to keep you as safe as possible. Our job is :
To prevent fires
To limit the damage of any that break out.
To keep records of fire safety

Cause 2 – Smoking

Smoking is the most common cause of fire which is why any form of smoking is banned. If you are a smoker, you need to smoke well away from the property and dispose of any cigarette butts in a responsible manner. A cigarette can smolder for several hours after it's finished. Many fires are started several hours after the smoking materials have been emptied into waste bags and left for future disposal.

Cause 1– Electrical equipment

Electrical equipment is the second highest cause of fire in the UK. We do an electrical test on all appliances every 12 months and test the electrics of the building every five years but what can you do to minimize risk?

- The use of heaters is strictly banned
- The use of reel style extension leads is banned
- We have provided enough plug sockets in each room– please do not overload them by plugging in multiple plugs. No more than a four way extension lead is permitted per socket.
- Try not to use second hand or old appliances with exposed wires.



ARSON is also one of the biggest causes of fire – please report any suspicious activity to the police, and us. Keep the outside of the property clear to avoid spread.



Cause 3 – Cooking

Cooking can be high risk and it is vital that all cooking in the property is carefully monitored. Never leave cooking unattended and try not to overcrowd the kitchen.

Avoid cooking with oil and NEVER pour water on a chip fat fire.

In the event of a fire use the fire blanket to cover the flames. This will be located in the kitchen but not next to the oven so you can reach for it easily. If you use a blanket please let us know so we can replace it.

Try to keep the property as clear as possible in case a fire breaks out. This will ensure a speedy exit and will reduce the spread.

Escape routes

You will notice that we visit for monthly inspections to check that the escape routes are:

- free from obstruction – no washing or rubbish in the way
- please do not fill cupboards with items on the escape route.
- no trip hazards such as trailing electrical leads or worn carpets.
- fire-resistant doors should be effective at self-closing and engage their latches with no obstructions or hindrances such as catching carpets or door hangers.
- All doors should be close fitting as designed. Fire doors should never be propped or wedged open. Any damage to fire doors should be raised with us via call, text or on www.harveyroe.com/tenants.
- No fire doors should have anything hanging on them, including bedroom doors as these will stop the seal from working.

What to do in a fire:

- 1) **Get out of the building as soon as possible-get familiar with the escape route from your bedroom and from communal areas—follow the signs and the green emergency lighting**
- 2) **Assemble at the meeting point stated on the sticker by the front door**
- 3) **Call 999**

Did you know?

In 2020, the London fire brigade responded to over 200 fires caused by candles. Candles account for 4% of all deaths caused by fire. This is why they are banned in our properties and all shared houses



Fire Alarms

In your home you will see you have a fire alarm in your bedroom and every room or hallway in the house with the exception of bathrooms. This is to alert you to a fire. We use a special type of alarm called an interlinked alarm which will tell you if any of the rooms

have a fire in them, not just the room you are in. In houses with 2 stories, they are easy to test– we encourage you to test them whenever you're able to by pressing the button in the middle.

If you live in a three story house you will see that you have an

alarm with a panel. Please consult the video in the group chat media section as a guide.

