

Fire safety on your balcony

We want you to be able to enjoy your balcony safely.

If a fire breaks out on your balcony, it could easily spread to neighbouring properties.

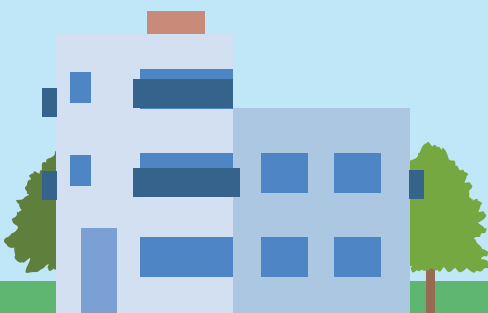
As your landlord we have important legal duties and obligations to safeguard you, your home and family.

To reduce the risk of a fire, the following is not allowed on your balcony:

- Barbecues
- Patio heaters or gas canisters
- Furniture, other than a small table and chairs
- Parasols
- Artificial grass or trellis
- Wooden or paper items
- Decorating materials
- Bags of rubbish
- Cooking oil or equipment
- Exercise equipment
- Permanent structures such as a shed / cupboard / garden storage box / mini green house
- Bikes and scooters
- Pushchairs
- E-bikes and e-scooters

To keep everyone safe on your balcony, you must not:

- Store anything flammable on your balcony
- Light a fire on your balcony, including barbecues and candles
- Store or set off fireworks, flares or pyrotechnics
- Dispose of cigarettes carelessly
- Store anything that could restrict your exit
- Store any electrical items, such as fridges, freezers and tumble dryers
- Install bamboo, straw or other combustible screening
- Hang clothing, rugs or mats over the balcony railings
- Store items in a way that they could easily fall off your balcony
- Leave young children alone



What you can keep on your balcony:

- Potted plants in non-combustible pots up to 12 inches/30cm in diameter
- A small window box suspended within the balcony area, not from the handrails
- Clothes airers lower than the balcony's handrails
- A small table and chairs. The number of chairs must not be more than the permitted number of residents in the property



What does flammable mean?

If something is flammable, it is easily set on fire with limited exposure to heat or a flame. This includes aerosols, gas bottles, alcohol above 20% abv, acetone and petrol.

What does combustible mean?

If something is combustible, it can catch fire when the right conditions are present, such as dry conditions with a good supply of oxygen. This includes wood, paper, cardboard, cloth, polystyrene and straw.

