



16 June 2017

Dear 

Following the recent tragic events at Grenfell Tower in West London, many of you may have questions regarding the fire safety in your own building. Please be assured that HML Andertons take fire safety very seriously.

Canary Riverside, in common with modern purpose-built blocks of flats, is constructed in such a way to prevent a fire from spreading: the fire should be contained to the area it started, with the walls, floors and doors holding back flames for 30 to 60 minutes.

Because of this the fire policy is 'stay put if safe to do so': if the fire is not in your flat, and you are not being affected by smoke and heat, remain in your flat, dial 999 to report the fire, and await further instruction from the Fire Brigade. Please see the attached fire procedure for more information on what to do in the event of a fire. We ask that you familiarise yourself with your block's fire procedure so that you understand what you need to do in the event of a fire.

The 'stay put' policy depends on the building structure not being compromised by alterations or damage. If you know of anything that may compromise the fire safety of your building, or have made any alterations to your flat that may affect fire integrity, you should notify us immediately.

You should also familiarise yourself with the attached guidance on how to prevent fire and not compromise the fire safety of the building for yourself or other users of the building.

The London Fire Brigade visited Canary Riverside approximately 2 weeks ago as part of a routine fire inspection. The mechanical and engineering contractor maintains the fire prevention and fighting equipment throughout the year to ensure all systems are both operational and compliant.

We will be following any new advice received from the LFB and review the Fire Risk Assessments as may be required. If you have any queries in the meantime, please do not hesitate to contact us.

Yours faithfully,



Alan Coates MIRPM MIBFM
Director
HML Andertons Limited

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CANARY RIVERSIDE FIRE POLICY

Residents should ensure they are familiar with what to do in the event of a fire.

Unless the fire is in your flat or immediately outside the safest option is usually to remain in your apartment ('stay put'), rather than endanger yourself by entering a potentially smoke-filled environment.

FIRE IN YOUR FLAT:

- Do not stay to fight a fire unless you can extinguish it immediately.
- Evacuate everyone in the flat.
- Close all doors behind you and make your way out of the building.
- Use the stairs, never the lift.
- If there is a lot of smoke, crawl along the floor where the air will be clearer.
- Call 999 as soon as you are able to do so, and notify security/the concierge of the situation.

FIRE IN ANOTHER PART OF YOUR BUILDING:

- The advice from the London Fire Brigade is '**stay put**': stay in your home unless heat or smoke is affecting you, or if you feel safer exiting the building and it is safe to do so.
- Call 999.
- Close all windows and doors to restrict the spread of smoke.
- Await further instructions from the London Fire Brigade.
- If you become affected by heat or smoke, leave your flat as described above.

If you are in a communal part of the building and there is a fire, leave the building and call 999.

Modern apartment blocks are constructed to minimise the spread of fire, and will typically provide 30-60 minutes protection from fire. Most fires start in kitchens, and you may wish to keep a fire blanket or kitchen extinguisher nearby.

In order not to compromise fire safety you must obtain approval for ANY alterations within your apartment.

Residents have an obligation as part of the Regulatory Reform (Fire Safety) Order 2005 to ensure they don't compromise the fire safety of the block for themselves and other users of the building.

To ensure this, residents and Leaseholders must;

- not store any items (including bicycles, prams, furniture or any other items) within the communal area. Any items stored here may be removed.
- ensure that the main entry door of their residence meets the required minimum 30 minute fire resistance and complies with the requirements of BS EN 1634-1:2008 (30 minute rated door / Self closer / Intumescent strips & cold smoke seals), and that any original internal fire rated doors are still present, or have been replaced with equivalent BS EN 1634-1:2008 Fire Rated doors and ensure that all fire doors are kept shut and not held/wedged open.
- make sure fire doors self-close properly and are not wedged, tied or otherwise held open.
- not smoke within the communal areas of the property.
- ensure they do not inadvertently damage the building's fire protection when making changes to their flat. Any structural/material alterations made to flats should be authorised by the managing agent.
- never store or use petrol, bottled gas, paraffin heaters or other flammable materials in their flats, on their balcony or in shared areas.
- ensure that there are adequate smoke/heat detectors and carbon monoxide alarms installed and regularly tested and maintained.
- understand the importance of maintaining block security (making sure doors close behind them when they enter or leave) and being vigilant for deliberate fire setting.
- familiarise themselves with the block's fire action plan, what to do should they discover a fire, the quickest and safest way to evacuate the property.
- must report essential repairs needed to fire safety measures in their flat and elsewhere in the block.
- ensure that they don't obstruct entrances/exits and allow access for emergency services at all times (including within car park).
- If smoking on a balcony, ensure any cigarette is extinguished and disposed of correctly.