

Clear Communal Spaces Policy

1.0 Purpose

This document sets out the policy on how Brighter Places operates a zero tolerance, clear corridors and communal area policy on the storage of items in blocks of flats that we own and manage.

The purpose of this policy is to ensure a clear, consistent approach is adopted by all colleagues for all communal spaces to prevent any item/s being stored in communal areas, to reduce risks and increase fire safety.

Brighter Places defines communal corridors as parts of a block of flats or communal internal areas, tenants have a right to use in common with other tenants and for which we, as the landlord, or landlord's agent are responsible.

These include:

- Entrances;
- Communal landings;
- Communal lounges in direct managed supported schemes;
- Shared stairways

For the purpose of this policy, loft spaces in blocks of flats and cupboards in communal areas are also included, unless specifically linked to individual agreements or tenancies.

2.0 Brighter Places commitment

We will work with our residents to:

- Ensure there is a zero-tolerance approach to any items left in communal areas.
- Ensure the health and safety of tenants, leaseholders, staff and visitors when in a communal area.
- Prevent any accumulation of items in communal areas that could contribute to a fire risk or hamper safe evacuation in the event of an emergency.

3.0 Objectives

A zero-tolerance policy is one where residents are not permitted to use communal areas to store or dispose of any belongings, rubbish or personal items.

Communal areas do not belong to any sole resident, and therefore residents do not have the right to store or leave any belongs in communal areas of their building.

Communal areas must always be kept clear and free from obstructions. One of the main reasons for this is that any items left in the communal areas represent a fire hazard, and we as a

landlord are required to ensure the areas are left completely clear of any items to comply with regulations and legislation.

4.0 Linked Documents and Legislation

The following legal requirements affect this policy:

Occupiers Liability Act 1957 – This Act imposes a “duty of care” on the occupier of a property. When a visitor frequents a property, the occupier of that property has a duty to take such care to see that the visitor will be reasonably safe in using the premises.

Health and Safety at Work Act 1974 – This is the primary piece of legislation covering occupational health and safety which includes requirements for protecting the health, safety and welfare of members of the public as well as staff.

The Regulatory Reform (Fire Safety) Order 2005 – requires all those in control of non-domestic premises including the communal areas of blocks of flats to take adequate measures to ensure the safety from fire of all occupants and visitors to the building.

Torts (Interference with Goods) Act 1977 – defines what responsibilities we have in removing a tenant’s property and setting out how and when to dispose of it.

Colleagues can also refer to the following Brighter Places policies and documentation :

- Recharge Policy
- Communal Areas Tenant leaflet
- Fire Safety Policy

Name: Zoe White

Date Reviewed: April 2022

Job Title: Housing Team Manager

Next Review Due: April 2025