

Fire Safety

Please also be aware that plasterboard linings to partition walls may perform fire, acoustic and vapour barrier functions. Any alterations which affect the integrity of these barriers may be detrimental to the safety of yourselves and your neighbours.

Apartment Fire Alarm System

Each apartment has its own self-contained fire alarm system, consisting of a smoke detector within the hallway and lounge.

The detectors are linked and therefore should either detector be activated the other will sound. They will only sound in your apartment and will not operate the building system.

Building Fire Alarm System

There is a building fire alarm system, which is activated by the detectors in the common areas.

If one of these detectors is activated it will automatically call the fire brigade via a Redcare link.

The fire brigade would then assess the situation, and if necessary, evacuate the building.

Generally the building fire alarm system is silent, with the exception of the car park levels.

Fire Doors

The frame seals and self-closing mechanism on fire doors are an integral part of their effectiveness in the event of a fire. It is in your best interests to ensure that these doorways remain unobstructed with doors closed, especially at night.

Window Locks

Whilst it is recommended to lock all the windows and remove the keys whilst your apartment is unoccupied, access to these keys must be easy should you need to escape from fire.

Some apartments may have fire escape windows fitted. These will be pointed out to you during the demonstration of the features of your new apartment.

Crosby Lend Lease advise you to make sure that these windows are clearly identifiable in the event of a fire.



General Fire Prevention

By observing the following precautions, you can greatly reduce the risk of causing or being injured in a fire:

- Make sure that the smoke alarms in your apartment are working and are regularly tested
- Do not store anything in your hall or corridor, especially anything that will burn
- Use the heating system installed in your apartment. Do not use radiant heaters with a flame, such as gas or paraffin, or electric bar heaters.
- Only use your rooms for their intended purposes, such as sitting, sleeping or cooking. Do not use them as storerooms or workshops
- Do not block access roads to the building
- Do not prop open doors within your apartment or remove self-closing devices
- Equip your apartment with suitable fire fighting equipment, e.g. a fire blanket for your kitchen or a fire extinguisher
- Do not leave cigarettes unattended and ensure matches and cigarette ends are fully extinguished before you discard them

Kitchen Fire Prevention

Chip pans are the most common cause of home fires.

Don't

- Fill the pan more than a third full with fat or oil
- Leave the pan unattended when in use
- Attempt to move the pan or throw water over it should it catch fire. Cover it with a fire blanket or dampened towel and leave it for at least 30 minutes



Parking

Exit on foot from the car parks to your apartment is made by means of the designated lift lobby, to which access is gained by a swipe-card or car park ticket. In the event of fire or other emergencies, please use the clearly marked fire exits. Operation of these will activate an alarm within the management offices and these exits should only be used in an emergency.

You should acquaint yourself with the layout of the car park in general and with the location of the escape routes in particular. Any notices within the car park must be observed in addition to the following points:

- Please ensure you keep your vehicle properly locked at all times
- Notify the Estate Manager immediately if you see anyone behaving suspiciously in the car parks
- Do not leave your engine running
- Do not exceed the specified speed limit
- Do not move the fire fighting equipment
- Do not use the car park as storage space
- Smoking is not permitted in the car park
- Filling or emptying of fuel tanks is prohibited
- Observe the maximum height limit
- Do not use the car park as a workshop

Lifts

The lifts are fitted with an emergency call button in case of breakdown. If you are stuck in the lift when it breaks down, simply press the emergency button. This will automatically connect you to the lift engineers who will despatch an engineer to release you from the lift. There could be a delay of up to an hour and half before the engineer arrives. If you require assurance that the engineer is on his way then please depress the emergency button again to talk to the lift engineer's control room.

Electrical Safety

Prior to contemplating or undertaking any changes to the electrical installations within your apartment you need to be aware that, for your health and safety, there are restrictions upon what you may do as prescribed by covenants contained in the Purchase Contract and government legislation which came in to force on 1 January 2005. The leaflet, 'New Rules for Electrical Safety in the Home', produced by the Department for Communities & Local Government, explains the regulations and can be viewed online at www.communities.gov.uk/electricalsafety or obtained from local authorities.

Please also consider the following safety guidelines:

- Check that plugs have the correct fuse for the appliance and are properly earthed
- Regularly check leads and replace if damaged - do not repair with adhesive tape
- Do not overload power sockets
- Always use hand held power tools or equipment in conjunction with residual current devices (RCDs)
- Carefully place extension leads and power cables where they will not be damaged or be a danger, e.g. through over stretching

Downlighters

THE LAMPS CAN BECOME EXTREMELY HOT. ALLOW THEM TO COOL DOWN BEFORE ATTEMPTING TO REPLACE ANY BULBS.

DIY Safety

Please consider the following safety guidelines before embarking on any DIY projects:

- ✔ Think very carefully about what you are going to do and how you are going to achieve it. Do you need to take any precautions, e.g. ventilation or use protective equipment?
- ✔ Do you have the right tools and are they in good working order?
- ✔ Check for the location of services beneath a wall or floor surface before drilling
- ✔ Try not to work alone, particularly if you are working at height.

Working at Heights Inside Your Apartment

Please consider the following precautions when working from a step ladder:

- ✔ Make sure your step ladder is in good working order and suitable for its purpose
- ✔ Erect at a stable angle on a flat surface
- ✔ Do not extend the step ladder beyond the manufacturer's recommendations
- ✔ Do not over stretch, regularly reposition your step ladder
- ✔ Use trays and hooks for tools



Site Safety

For your own safety please read this section carefully and draw its contents to the attention of other members of your family or visitors to your apartment, particularly young children.

- ✔ Construction traffic will be moving about during the day, so please take extra care when walking or driving. Before passing, ensure the operator has seen you
- ✔ DO NOT enter the construction or work areas or allow children in your care to do so
- ✔ During the period of construction it may be necessary to alter the traffic management system. Please abide by any signs that are erected showing safe routes for pedestrians and vehicles
- ✔ Any visitors who wish to enter the construction area must report to the site office and obtain permission to proceed on to the site or any work area
- ✔ Safety signs and procedures must be observed and personal protection and safety equipment must be used at all times, e.g. hard hats, boots and safety vests
- ✔ Under the Health & Safety at Work Act, 1974, all persons entering the construction area of the site must comply with all regulations under this act

