



Health & Safety Notice To All Residents

Please ensure that you have a self-closing device on the door to your flat. Should you need to replace the door to your flat then the replacement door **MUST** be a fire door compliant with British Standard 476-22.

Each flat should have at least two working smoke detectors and one carbon monoxide detector. These need to be tested at least twice a year and replaced at least every five years. Ensure that batteries are changed when low.

All communal areas must be kept clear at all times. No items are permitted to be stored in common areas, even for a short period of time.

Gas appliances should be checked by a gas safe engineer at least once a year.

Smoking or vaping is not permitted in any of the communal areas.

All internal and external communal doors must be kept closed at all times. Doors must not be propped open or left on the latch as this causes a fire and Health and Safety risk. These doors are kept closed to reduce the spread of fire.

Door mats provide a trip hazard.

If you rent your property, then your landlord should ensure that the electrical installation is inspected by a NICEIC engineer.

Parcels and letters should not be left in the hallways, entrances or stairs as they present a trip hazard.

Please also refer to the Fire Safety Plan.

Any concerns or questions about fire safety or health and safety should be addressed to managers@xl-property.co.uk