

# Residents' Fire Safety Information

## Sirius & Orion, the Boardwalk, Brighton Marina

updated November 2025

### Introduction

This document contains important information relating to the Fire Safety measures both in the Sirius & Orion buildings and within your apartment. We encourage you to take time to read the contents.

It is a requirement of the Fire Safety (England) Regulations 2022 that we provide you with fire safety information and instructions.

## Action in the event of a fire

The means of giving warning is a fire alarm system with detectors and sounders in all apartments

**You must evacuate immediately if apartment alarms are sounding**

### In your home

#### If fire breaks out in your home:

- Leave the room where the fire is straight away, then close the door.
- Tell everyone in your home and get them to leave. Close the front door of your flat behind you. Leave the building by the nearest exit.
- The fire alarm will activate automatically.
- Do not stay behind to put the fire out.
- Call the Fire Service on 999.
- Inform Marina Security on **01273 818875**.
- **Wait at the assembly point at the North end of the Boardwalk, at the top of the ramp down to the West Quay Pub.**



### In common areas

#### What you should do if you discover a fire within the Common Parts of the building:

- Raise the alarm by shouting FIRE, FIRE, FIRE.
- Call the emergency services on 999.
- Leave the building by the nearest exit and evacuate to the front of the property and go to the fire assembly point at the North end of the Boardwalk, at the top of the ramp down to the West Quay Pub.
- Do not stop or return to collect personal belongings.
- Close any doors enroute without delaying your escape.
- Return to the building only when authorised to do so by the Responsible Person or attending Fire Officer.
- If possible, inform Marina Security on **01273 818875**.



An External Wall assessment was completed in November 2023. The findings of the report concluded that, until remedial work is complete, interim measures are necessary to ensure the safety of occupants in the event of a fire. As a result, a temporary simultaneous evacuation will be adopted. This is because there are materials that will burn used in the external wall of the buildings.



## Portable heaters

Portable heaters should always stand in a safe place where they can't be knocked over and where they cannot themselves cause a trip hazard. Care should be taken that heaters are not used close to persons to avoid the risk of clothes igniting. They should be kept well away from furniture and soft furnishings, such as curtains and cushions and should not be placed in positions where objects may fall onto them. Heaters should never be placed close to beds or used to dry clothes.

## Oxygen safety

Oxygen makes things burn much faster. If you are using medicinal oxygen in your home, you must take extra care to stay safe from fire. Additional special precautions may be appropriate – consult with your local Fire Service or Landlord/Managing Agent for further advice as necessary

If you have medical Oxygen within your apartment we need to know, as this will need to form part of a Personal Emergency Evacuation Plan (PEEP) so please register this with the administration office.



## Children

Children, because of their natural curiosity, can be at great risk from fire. You should never leave children alone in a room where there are portable heaters, cookers or an open fire. Keep matches and lighters well out of their reach and never leave children alone in the house.



## Use of candles in the home

Over recent years the popularity of candles has increased considerably but so has the number of fires started by them. Candles are often at the centre of birthday celebrations, family occasions, religious festivals and deliberately planned “mood lighting” effects. However, whenever naked flames such as candles and oil/incense burners are introduced into the home additional care must be taken, especially where there may be children present.

### General guidance:

- Put them on a heat resistant surface – be especially careful with nightlights and tea lights, which get hot enough to melt plastic. TVs are not fire-resistant objects and can be easily ignited by the heat from a tea-light candle;

- Put them in a proper holder – candles need to be held firmly upright by the holder so they won't fall over. The holder needs to be stable too, so it won't fall over either;
- Position them away from curtains – don't put candles near curtains, other fabrics or furniture. Keep them out of draughts;
- Don't put them under shelves; it is easy to forget that there is a significant amount of heat generated above a burning candle. If you put it under a shelf or other surface it can start a fire;
- Make sure there is at least one metre between a candle and any surface above it;
- Keep clothes and hair away – if there is any chance that you could lean across a candle and forget it's there, then put it somewhere else;
- Keep children and pets away – candles should be out of reach of children and pets.

## Corridors and Stairwells

Good housekeeping is fundamental to reducing risk of fire in blocks of flats. Controlling the presence of combustible materials and ignition sources not only reduces the potential for accidental fires to start and develop in the common parts, it also significantly reduces the scope for deliberate fires and escape routes are free of obstructions that might hinder the evacuation of people from the building and access for fire-fighters.

The unrestricted use of common parts is clearly not acceptable, which is why common parts are managed and residents are not permitted to use them to store or dispose of their belongings or rubbish. No exceptions should apply. This ensures that the common parts are effectively 'sterile' i.e. free of combustible material, ignition sources and obstructions.

## Flat front doors



Fire separation between flats and the common parts is achieved by making each flat a fire resisting compartment.

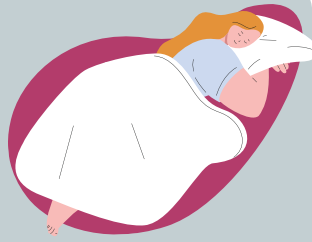
Fire doors form a key visible element of this compartmentation and include your own front doors which must be self-closing and with fire seals fitted.

Residents can play a key role in ensuring compartmentation is maintained by ensuring common area fire doors are in working order and not wedged open. Any damage should be reported to the Management company so that it can be repaired. Note, the central corridor doors are held open by a magnetic system that releases when the fire alarm activates.

## Bedtime routine

Many fires in the home start at night. It is therefore prudent to have a bedtime fire safety routine which will help to keep you and your family safe. Here are a few simple things you should consider doing before retiring for the night:

- Switch off and unplug all electrical appliances and heaters which are not designed to be left on. Even if in standby mode, an appliance will still be receiving a power supply which could cause a fire should a fault occur within the appliance;
- Make sure no smoking materials are still burning. Never smoke in bed. Before emptying ashtrays make sure the contents are cold;
- Close the doors of all rooms.



## Use of balconies

**The fire risk from the building walls means that great care must be taken to avoid fires on balconies.**

- Never have a BBQ or other open fire/flames on your balcony
- Never set off fireworks on your balcony
- Do not charge or store electric scooter or ebike batteries on your balcony
- Smoking causes fires. Ensure all smoking materials are fully extinguished and disposed of safely and never dropped from balconies or left on balcony decking.



## Electricity supply, electrical and other heating appliances

**Many fires in the home are reported each year as being caused by electrical faults, accidents or by misuse of electrical equipment. This section looks at the main electrical hazards in your home and explains how you can stop fire starting.**

### Electrical appliances, plugs and flexes

When buying new equipment look out for the BEAB Mark of Safety. This means that it has been tested and approved by the British Electrotechnical Approvals Board. Some electrical appliances have been designed to be left on all the time; for example, most DVD players and digital set top boxes. If you are not sure about whether you have appliances which can be left on, check with the manufacturer or the shop where you bought them. All other electrical appliances should be switched off and unplugged when you are not using them. Never leave them on overnight. Use a three-pin plug which conforms to the British Standard and carries the kite mark. Never remove a plug by pulling the flex, always grip the plug.

Always maintain your equipment as per manufacturers recommendations and to replace or repair any faulty items.

### Extension leads and adaptors

- Overloading a socket by using several adaptors can cause it to overheat and catch fire;
- Use a good quality bar type adaptor rather than a block adaptor;
- Only use one adaptor per socket;
- Don't allow the total current used by the appliances plugged into the adaptor to add up to more than 13 amps of current altogether or 3000 watts of power. This means you should never run more than one appliance that uses a lot of current, such as a kettle or television from one socket.
- Some reel type extension leads are not designed to be used unless they are fully unwound or can only be used with lower power appliances, check the instructions, otherwise it can overheat and catch fire.

### Wiring

- Look out for warning signs of dangerous wiring:
- Hot plugs and sockets;
- Fuses that blow for no obvious reason;
- Lights flickering;
- Brown scorch marks on sockets and plugs.

If you see any of these danger signs, you should notify your Landlord so that they can take suitable remedial action. Regular checks of the wiring in your home should help prevent these danger signs occurring. Your landlord must arrange for these inspections be carried out if you rent your home.





## 1 Smoke & Heat Alarms

Within Sirius & Orion apartments there are heat detectors<sup>(1)</sup> and sounders<sup>(2)</sup> for the main building fire alarm system. These are tested and maintained by the Management Company and look like this.



There are also smoke and heat detectors that sound only within the apartment and are the resident's responsibility to test and maintain. Please ensure that you test these monthly and replace batteries as required. If they are the original units installed at construction, they will be around 10 years old and should be replaced.

## Residents requiring assistance to vacate in an emergency



Vulnerable persons who require assistance in an emergency should ensure that the Management Company are made aware so as a Personal Emergency Evacuation Plan (PEEP) can be created. Please contact

us in confidence at [enquiries@brighton-marina.co.uk](mailto:enquiries@brighton-marina.co.uk) or on **01273 628627**.

## Planning your escape route



Every year the Fire Service is called out to numerous fires in the home. Every year people die in these fires or are injured. If a fire occurs in your flat, your chances of survival will depend on how quickly and safely you are able to get out.

If a fire occurs in your home you may have to get out in dark and difficult conditions. Escaping from a fire will be a lot easier if you have already planned your escape route and know where to go. Make sure that your planned escape route remains free of any obstructions that could trip you and that the route from the flat to outside is known. Everyone in the household should be made aware of the escape route.



## Re-entering the building

The building should only be re-entered when advised safe to do so by the Responsible Person or Senior Fire Officer.

**Note:** If the Emergency Services have been called only the Senior Fire Officer can confirm the building is safe to re-enter.



## What to do if you're cut off by fire

It may not be easy, but try to remain calm, saving your energy may help you to survive;

- If you are prevented from getting out because of flames or smoke, close the door nearest to the fire and use towels or sheets (preferably wet) to block any gaps. This will help stop smoke spreading into the room;
- If a fire downstairs is preventing you from escaping from the building it is advisable to gather everyone into one room, if that is possible, ideally a room which has an opening window and a telephone. Call 999 or 112 and summon the Fire Service. If possible, try to place as many closed doors as possible between you and the fire;
- Go to the window, open it and try to attract the attention of others by shouting or waving, it is important that the Fire Service is called as soon as possible and if you have not been able to do this yourself then you will need others to do it for you quickly;
- If the room becomes smoky, go down to floor level, it will be easier to breathe because the smoke will rise upwards.

## Raising concerns

If you have any specific questions or concerns regarding fire safety in Sirius & Orion, please raise them with us either by email to

[enquiries@brighton-marina.co.uk](mailto:enquiries@brighton-marina.co.uk) using the subject line 'Fire Enquiry,' or by telephoning during office hours on **01273 628627**.

In an emergency, always call the emergency services on 999.

We thank all stakeholders for their assistance in making Sirius & Orion safe in this transitional period.



## Communication

If you have not already signed up to the residential portal, please do so by visiting

<http://portal.brightonmarina.co.uk/>

or scanning the QR code.

Residents and Leaseholders should sign up to receive important updates and information.

