

# Fire Safety Advice

## Strand Road and Village Square apartments

This information does NOT apply  
to the Boardwalk apartments

This safety advice  
is offered as  
guidance only

The Fire Safety (England) Regulations 2022 made it a legal requirement for responsible persons of blocks of flats to provide residents with fire safety instructions on how to report a fire, a reminder of what the evacuation strategy is for your building and any other instruction that tells residents what they must do once a fire has occurred, based on the building's evacuation strategy.

All the buildings at the Marina have been built with a high degree of fire separation, known as compartmentation, between neighbouring properties as well as any common areas of the building, making each unit a fire-resisting enclosure.

This compartmentation is designed to resist the passage of a fire and contain smoke so that a fire, normally, should burn itself out before spreading to other parts of the building. Residents should follow the Fire Action Notice advice that is present at the exit of each building. The Fire service attending will give further instructions if they feel the need to do so. If your building has a fire alarm and it sounds continuously, you should leave the building and report to the rendezvous point till advised it is safe to return.

Residents should take every reasonable precaution to ensure that nothing is done which could cause a fire.

### Marina Security

24/7 365 days

**01273 818875** Emergency number

**01273 693636** Non-emergency number

- ▶ Apartments were equipped with **smoke alarms** at construction, and these **should be tested regularly and replaced should they pass any indicated expiry date**. A smoke detector has a 5-10 year life expectancy. "If you are in a property on The Strand or Village Square and have the original mains powered smoke alarm this WILL have expired and should be replaced".
- ▶ Apartment front doors are fire doors and were fitted with self-closing devices at construction **these must not be removed!** The front doors should be kept closed and not left open! Internal **doors fitted with spring closers should be closed at night especially the kitchen door**. We would also recommend internal doors to garages being closed.
- ▶ **We would recommend that the boiler is serviced annually** and a carbon monoxide alarm is fitted near to the boiler.
- ▶ We would also recommend that leaseholders should **consider fitting a heat detector in the kitchen**.
- ▶ All common parts of buildings and service cupboards in the common parts must be kept clear at all times. **Any items left in these areas are liable to be removed without notice**.
- ▶ **The storing of flammables / gas cylinders in garages** is not permitted.
- ▶ **The storing of flammables / gas cylinders** within apartments should be avoided.
- ▶ **If you store Oxygen due to a medical condition**, please advise the administration office so we can make a record of it **enquiries@brighton-marina.co.uk or telephone 01273 628627**.
- ▶ Vulnerable persons who would 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 at **enquiries@brighton-marina.co.uk or on 01273 628627**.

## Would you know what to do if your smoke alarm went off in the night?

### Would you and your family know what to do?

#### Plan together NOW – include everyone

- Your best route is the way you always come into your home. Think about another way too.
- Keep your escape routes clear of obstacles.
- Know where door and window keys are kept.
- Staying put may be the safer option sometimes.
- If your escape route is blocked, stay put and protect yourselves until help arrives.
- Find a suitable room with a window that opens where you could be rescued (South Strand Road apartment we would recommend a room with a window that opens into the courtyard if possible) and if possible, a phone to call 999.

If you live in a flat and discover the hallways filled with smoke or fire – go back inside and close the door. Blocking gaps in doors with wet towels/sheets will help block the passage of smoke.

**Do not use the lift if there is one in your block.**

## Practise your Fire Action Plan

- Knowing what to do could save your life.
- Take a few minutes to ‘walk’ the route with your family.
- Check that everyone is able to operate keys and locks.

## If fire breaks out in your home:

1. Leave the room where the fire is straight away closing any windows and internal doors if safe to do so. Finally close your front door.
2. Tell everyone in your home and follow your plan and get out.
3. Close the front door of your flat behind you.
4. Do not stay behind to put the fire out.
5. Call the fire service on 999 or 112.
6. Stay calm, speak clearly and listen to the operator.
7. If possible, also call **Marina Security** on their emergency number **01273 818875**. Do not worry if you can't, as East Sussex Fire & Rescue Service will call us to advise they are on their way.

## If you see or hear of a fire in another part of the building:

The building is designed to contain a fire in the flat where it starts. This means it will usually be safe for you to stay in your own flat if the fire is elsewhere. If your building has a fire alarm and it sounds continuously you should leave the building till advised it is safe to return. You must leave immediately if smoke or heat affects your home, or if you are told to by the fire service. If you are in any doubt, get out.

**A gas safety check is mandatory for all properties rented out. An Electrical Installation Condition Report is mandatory by law for all properties rented out.**

## If you smell gas:

Do not smoke or light matches or turn electrical switches on or off. Check if your gas hob has been left on.

1. Open windows in your apartment and in the common way.
2. Call security on 01273 818875 who will attend and call the Emergency gas services to attend.

## In the event of a thunderstorm:

### When to unplug

Unplug electrical devices as soon as you notice the signs of an approaching thunderstorm: darkening sky, thunder, rising wind and/or visible lightning. Lightning strikes can occur several miles away from the actual centre of a thunderstorm. If you want to gauge the proximity of a lightning strike, count the seconds between the lightning and the thunder and divide the number by five to determine the distance in miles. Leave devices unplugged until the storm has passed.

## Balcony Risks:

The main cause of balcony fires are ‘Careless disposal of smoking material’ and ‘Barbeque misuse’.

Barbeques on balconies are not allowed due to the nuisance caused to nearby neighbours and the fire hazard they pose.

Careful consideration should be given to what is stored on a balcony to reduce the risk of material that is combustible. You should also be aware of your neighbours below you. Glasses / Bottles or anything heavy falling of a balcony can inflict serious injuries.