

Kew Riverside Policy for Block Common Areas and Estate Routes

The following regulations are issued in relation to the covenants contained in the Leases for apartments specifically the First Schedule (Tenant Covenants), Clauses 1, 2, 5 & 30.

Zero Tolerance policy

To protect life safety and comply with the lease obligations and estate rules, the MA operates a zero-tolerance policy for items left in corridors, lobbies, staircases, landings, lift lobbies, riser/meter cupboards, bin rooms, and any area forming part of a fire-escape route. This policy is part of an overall strategy that accords with fire safety regulations governed by the Regulatory Reform (Fire Safety) Order 2005 (FSO), as amended by the Fire Safety Act 2021 and Fire Safety (England) Regulations 2022, which came into force in October 2023 via Section 156 of the Building Safety Act 2022.

What this means

ALL corridors, lobbies, staircases, landings, lift lobbies, riser/meter cupboards, bin rooms, and any area forming part of a fire-escape route must be kept completely clear at all times.

- No items are to be stored or left in the defined areas, even temporarily or “just outside the door”
- Flat entrance thresholds must be clear; doormats are not permitted in communal corridors/landings
- Items blocking doors, AOV windows, electrical plant rooms, hose reels or other life-safety equipment are strictly prohibited
- Management may remove and dispose of items without notice where they pose a hazard or obstruction. Removal and associated administration costs may be recharged to the responsible owner or resident

Typical examples

- Doormats, shoes, parcels, delivery boxes, prams, buggies including running buggies or bike trailers, bicycles, scooters, umbrellas and stands
- Furniture, shelving, plants and planters, decorations, seasonal and hazardous items associated with religious festivals such as candles and lamp lights
- Waste recycling bags, delivery and removal crates, building materials or tools
- Any item fixed to or leaned against walls, doors, or balustrades

The above list is not exhaustive and other items may be considered as unsuitable or unsafe at the discretion of the Managing Agent.

Why this matters

Items can obstruct evacuation, generate and harbour fire and smoke, create trip hazards, and impede firefighting access.

Keeping escape routes clear is essential to the buildings' fire strategy.

Necessary enforcement

As a zero tolerance approach is necessary enforcement action will taken as follows:

- All hazardous items will be immediately removed without warning
- Items found in restricted areas may be tagged and removed if not cleared promptly
- Any cost of removal or any damage caused through removal may be recharged to the relevant leaseholder in line with the lease and estate rules.
- All items removed will be disposed of after 7 days if not claimed