

NOTICE TO RESIDENTS - BALCONIES/BBQ'S NOT PERMITTED & BALCONY MAINTENANCE COMPLIANCE/REMOVAL OF ANY COMBUSTABLE ITEMS FROM YOUR BALCONIES

This notice is a reminder that if your flat has a balcony, you are not permitted to have a BBQ on it, this is a serious breach of Health, Safety, Fire & Smoke Regulations and can both endanger your life and the lives of others. As per the Terms & Conditions of the Lease, The Third Schedule, you are required to maintain your balcony, you are required to keep the Balcony Gulley clear and “not to allow any water to percolate from the balcony to the flat/flats below.”

Please also ensure that you remove any combustible items from your balcony, the latter as highlighted by the Fire Risk Assessors via the most recent Fire Risk Assessment (FRA), undertaken on site.

To Flat Owners who sub-let your properties, please reiterate this to your tenants.

Important to Note: The UK Prime Minister (Andy Burnham) has stated today, “*the government is considering a ban on disposable barbecues amid increased wildfire risk driven by this summer's droughts.*”

Your assistance and **compliance** with the above, is very much appreciated in advance.

For and on behalf of Goulden House Estate Office
Annie Gleeson MSc
Estate Manager