



Who this policy is for

This policy is for all residents of Wydean Housing Association whose home shares a communal area.

Introduction

As a registered social landlord, we're required by certain laws and regulations to keep any communal areas our properties share in a good state of repair, accessible and free from hazards.

This policy sets out how we do this and what we expect from our residents.

Our responsibilities

We must make sure all communal areas in our buildings meet fire and safety requirements. This means the communal areas must be free from items which could:

- obstruct them and prevent people from leaving or entering the building
- help a fire to spread.

Therefore, we have a zero-tolerance policy on items left in communal areas. This applies to all items, even if they are being stored temporarily or residents feel they do not pose a risk.

What we do to meet our responsibilities

We inspect communal areas regularly and will remove and dispose of any items we find without notice. We do not store items as we do not have the space to do this.

Items we commonly remove include, but are not limited to:

- doormats
- mail
- buggies and pushchairs
- bikes
- furniture
- household items
- plants
- shoes
- filled bin bags.

We also display a TORT notice in all communal areas (see the example in Appendix 1). A TORT notice is a legal document that tells residents we have the right to remove items without warning.

We carry out annual fire risk assessments on all communal areas.



Residents' responsibilities

Your tenancy agreement or lease will state that:

- you are not permitted to store items in communal areas
- we will treat any items left as a breach of your tenancy agreement or lease.

If you have any items stored in a communal area, you must remove them immediately.

We also encourage you to remind your neighbours of this policy and ask them to keep communal areas safe too.

Appendix one: Example of a TORT notice

