

YOUR SAFETY OUR PRIORITY

Team
east village
london E20

Balcony Safety



A message from Vicki Costello, Estates Director



We understand how much residents value their balconies and outdoor spaces - especially when the weather is warm and the evenings are longer. It's only natural to want to enjoy these areas.

However, safety must always come first. In May, every resident received a letter outlining the specific fire safety risks in their building. It is now more important than ever to follow the East Village guidance and rules for safe balcony use. We wanted to take this opportunity to remind you of how to use your balcony safely and how to report misuse of the outdoor areas.

As a community, we all have a part to play in protecting our neighbours and our homes.

Urgent Balcony Safety Alert



Barbecues on balconies are a major fire hazard.

Since the warm weather began, we've seen an increase in residents using barbecues on their balconies. This is strictly prohibited and poses a serious risk to you and your neighbours.

- **No barbecues or cooking equipment should be used or stored on balconies.**
- **Do not store gas cylinders or any flammable materials outdoors.**

Even one small fire can have devastating consequences. If you see a fire risk, please report it immediately to the East Village Security Team.

Balcony Safety Rules – Do's and Don'ts

We have put in place a number of balcony safety rules for residents to follow to ensure balconies and outside areas are used correctly and safely. It's important that all of these are followed.



Not Allowed:

- Barbecues or any cooking equipment
- Smoking on balconies, terraces, winter gardens, or communal areas
- Gas or electric heaters, fire pits, fireworks (including indoor types)
- Candles, lanterns, torches, or any naked flame
- Electric bikes and electric scooters
- Bicycles or disability scooters
- Gas cylinders or flammable liquids
- Balcony screening, timber, or plastic materials attached to railings or walls
- Electric lights, including fairy lights (mains, battery, or solar)
- Indoor furniture (e.g., sofas, rugs, floor coverings)
- White/electrical goods such as fridges or dryers
- Combustible items like cardboard, paper, wood, or decorating materials

Allowed (with care):

- Outdoor furniture made of metal or non combustible furniture that is fire rated
- Live plants that are well-watered (no dried or artificial plants)
- Ceramic or terracotta plant pots

Reporting Safety Concerns

If you notice:

- Unsafe activity on balconies
- Fire safety equipment damage (doors, alarms, lights)

Please contact the **East Village Security Team** immediately on **0208 2217013**.

Your awareness helps keep everyone safe.



Understanding Your Building's Fire Strategy

We also wanted to take this opportunity to remind you of the two different fire strategies we use at East Village, and where you can find further information specific to your building.

In the world of building safety, fire strategies are a critical part of our work to keep you safe. Your fire strategy is designed to safely keep you away from an outbreak of fire.

■ Stay Put Strategy:

If your flat is not affected by the fire and there are mitigating measures (such as sprinklers) which help to control a fire should one break out, the 'Stay Put' strategy recommends that you remain inside your apartment, closing all doors and windows. This is to ensure that each individual apartment would help contain the fire for a period of time. If the fire is within your own apartment, then you should evacuate.

■ Simultaneous Evacuation Strategy:

Simultaneous evacuation means that if a fire is detected in a building, everyone inside is instructed to leave at the same time.

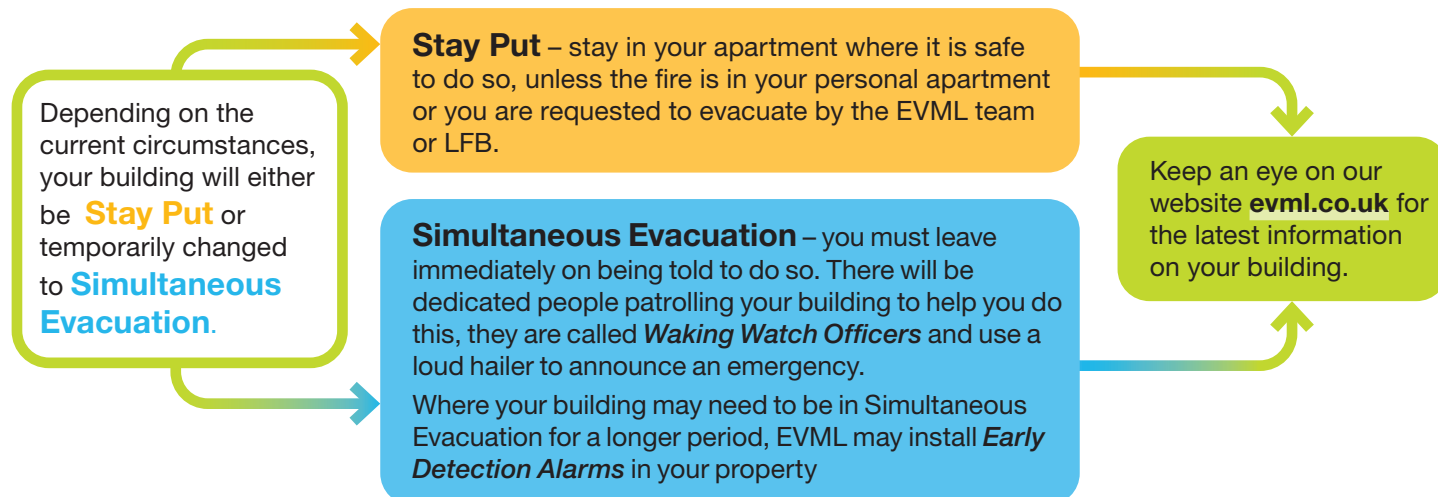
It is typically used in buildings that do not have sufficient fire protection measures to support a stay put strategy. If your building is in a simultaneous evacuation strategy, you will have received a letter detailing why.

■ What should residents know?

If you live in a building with a simultaneous evacuation policy, you should:

- Know all available escape routes
- Keep communal areas clear and do not prop open fire doors
- Make sure any support or accessibility needs have been communicated to your landlord

Fire Strategies, Evacuation & Waking Watch



If your building's fire strategy changes, you will be notified by your landlord – either Triathlon Homes or Get Living. You will also find the most up-to-date information on your individual building page at www.evml.co.uk, which is promptly updated following any fire strategy changes. Here you can also find out more about what Stay Put and Simultaneous Evacuation means.

**Let's work together to protect our homes,
our neighbours, and our community.**

Thank you for playing your part in keeping East Village safe.

