



Clear communal areas policy

1. Purpose and scope

This policy sets out the principles we will apply to ensure that the communal areas of blocks of flats in our general needs and sheltered housing, allow easy access for residents, visitors and the emergency services. It will also ensure that we comply with all the relevant legislative and regulatory requirements applicable to such areas.

2. Underpinning principles

The Housing Act 2004 deals with housing conditions and hazards in properties.

The Occupiers Liability Act 1957 places a duty of care on the owners of premises to see that a person and their property will be reasonably safe in using the premises.

The Regulatory Reform (Fire Safety) Order 2005 places a duty on owners of buildings to meet the required fire safety standards for those properties.

The Torts (Interference with Goods) Act 1977 provides protection for the owner of goods or possessions left in a property as to what can be done with them.

The Regulator of Social Housing Neighbourhood and Community Standard 2012 states that registered providers shall keep the neighbourhood and communal areas associated with the homes that they own clean and safe.

3. Policy details

General needs and sheltered housing

We have a responsibility to ensure that the communal areas of our properties are safe, and that they comply with relevant legislation for fire management and health and safety.

We will ensure that communal areas are kept clear to ensure that, in the event of a fire, residents can evacuate safely if they need to and to enable access for the fire and rescue service.



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Customers will not be allowed to put items in communal areas, including door mats outside the door to their flat, or to use them for storage purposes including the storage or charging of mobility scooters (however, see below for mobility scooters in sheltered housing). Any items found will be removed in accordance with our clear corridors procedure, as they could become a source of fuel for a fire or constitute a trip hazard.

We will monitor communal areas on a regular basis and carry out annual fire risk assessments.

Sheltered housing specific

Only Selwood Housing can put furniture, pictures and other items in communal areas. Any furniture provided by us must meet the Furniture and Furnishings (Fire Safety) Regulations 1988.

Mobility scooters must not be stored or charged in a communal area unless we give permission. If permission is given it will be subject to the following conditions.

- The battery must be removed and charged in the customer's flat.
- The scooter must not cause an obstruction.
- The storage location must have been agreed with us in advance.

4. Signposting

- Fire Safety Act 2021
- Furniture and Furnishings (Fire Safety) Regulations 1988
- Health and Safety at Work etc Act 1974
- Clear communal areas in blocks of flats procedure
- Disposal of goods procedure
- Fire management policy
- Health and safety policy
- Neighbourhood management policy
- Neighbourhood management procedure

Policy Review Date – 24 May 2025



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Decision-making record

| Date | Meeting/Minute Reference | Version/ Amendment |
|------------------|---|-------------------------------|
| 10 May 2017 | Clear corridors guidance | 1 |
| 28 February 2020 | Managed corridor policy | 1 |
| 24 May 2022 | Executive Amalgamated the policy elements of the clear corridors guidance and the managed corridor policy. | 2 |
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