



# Network Homes

## Safety in your building

20 April 2023

Cabinet Court, Cipher Court and Code Court,  
Flowers Close,  
Dollis Hill,  
NW2

Dear residents,

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

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### **Risk of fire on balconies and terraces – please remove items which cause a risk**

We are writing to inform you about the risks arising from combustible materials being stored on balconies and terraces, and to ask you to please stop storing these items on balconies. Combustible items are anything that could catch fire or add fuel to an already established fire. Everyone at Flowers Close has a responsibility to reduce the risk of a fire incident and to keep everyone safe.

#### **How can these items cause a risk?**

Balconies and terraces are a potential source of fire spread on the external wall of buildings. The fire risk on balconies and terraces can be increased due to the use of them for storage, or the unsafe disposal of smoking materials and the misuse of barbecues.

To be clear, these uses increase the risk of fire not only occurring on your balcony and terrace but spreading across the external facade and into the building too. There have been several incidents of balcony fires which have led to external fire spread. The London Fire Brigade [warn against having combustible items on balconies and terraces.](#)

In an attempt to manage this risk, our policy is that smoking, the use of barbecues and storage of flammable property on balconies and terraces is strictly prohibited. An example of a relevant clause in a lease agreement regarding combustible items is below:

26. *No barbecues, trellis, washing lines/dryers or any other unsightly item or article is to be placed on any balcony or terrace.*

#### **What sort of items could cause a risk?**

As guidance for balcony use, we ask that you please:

- Remove any cooking equipment on balconies
- Remove any personal possessions including plastic plant pots
- Remove any combustible materials
- Remove any sheds, wooden or other type of storage structure, including their contents
- Always take care when disposing of smoking materials, ensuring they are fully extinguished
- Never leave lit smoking materials unattended
- Never use open flame candles on balconies.

The above is for guidance only; it is not intended to be an exhaustive list. We ask that you please follow the spirit of this guidance and do everything possible to ensure the safety of your building is kept to a high standard.

#### **A summary of this letter**

It is everyone's responsibility to reduce the fire risk at your building and to keep each other safe.

Certain items being stored or left on balconies and terraces can cause an increased fire risk. They could help a fire to spread across the whole outside of a building and into someone's home.

Please make sure you do not leave any items on balconies which could help a fire to spread.

Please also do not smoke or use a barbeque on your balcony or terrace area.

Furthermore, in the interests of all residents we will be carrying out routine inspections of the communal property including visual inspections of balconies and terraces too. And if it is found that balconies and terraces are being used for storage, you will be asked to remove these items.

This request is not made lightly; we do understand the value that your balcony has and appreciate that this will cause inconvenience to some. However, your safety is paramount. It is from this perspective only that we ask you to comply with the contents of this letter. Failure to do so may result in legal action.

Thank you for your support and cooperation. And if you have any queries or would simply like to discuss this matter further, please contact us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

Sincerely

Justin Kyem  
Neighbourhood Officer