

Notice

COMING SOON: Sterile Communal Areas

This notice is designed to make you aware of Kettering Borough Council's intention to implement a Sterile Communal Area policy in all of its general needs blocks of flats over the next 12 months.

What are Sterile Communal Areas (SCAs)?

Communal areas are the common areas between flats, such as shared stairwells and the spaces below them, entrances and landings. An SCA is a communal area that enhances the safety and security of residents by reducing the risk of fire. Sterile status is supported by the Fire Service, whose guidance we follow.

Why are we doing this?

The Council needs to adopt and implement the same standard of fire safety in all of its residential blocks. Presently this is not the case. Following guidance from the Fire Service, it is clear that the implementation of an SCA policy is essential to preventing the spread of fire, significantly reducing the risk of injury and death.

What does it entail?

KBC will be writing to each resident individually to outline what actions will be taken over the next three months. The actions will include:

- An inventory of all items in the communal areas, such as doormats, bikes and furnishings
- Working with residents towards the permanent removal of identified items
- Carrying out repairs in the communal areas and installing new notice boards



After the identification of any items in the communal areas, an amnesty will be allowed for their removal by the residents concerned. After this period, any remaining items in the communal areas will be removed and disposed of.

Though we appreciate residents' efforts to make their communal areas homely, with furnishings and plants etc, we have a duty of care to make our buildings safe places to live in. The Fire Service's advice is clear that the implementation of an SCA policy is fundamental to preventing the spread of fire.

