

Balcony Safety Policy Statement

One Housing are committed to keeping you safe in your home. We recognise that balconies are an important amenity for many residents living above ground.

Whilst residents are expected to enjoy their balcony they must consider their own household members safety and that of their neighbours. This means restrictions have been placed on the items that can be kept on a balcony.

Please consider how close to the edge of the balcony you place items, they could fall off or be climbed on which could be dangerous.

It is ok to keep the following items on your balcony.

- Pot plants in non-combustible pots up to 12 inches in diameter
- Small window box
- Low level clothes airers that are lower than the handrails.
- Folding table and chairs
- A small table and chairs,
Number of chairs must not be in excess for the permitted number of residents for the premises.



It is not ok to keep the following items on your balcony.

- Anything flammable
- Barbeques
- Wooden or paper items, or products
- Furniture, other than small table and chairs detailed above
- Decorating materials
- Bags of rubbish
- Cooking oil, cooking equipment, or oil cans
- Any electrical items, including fridge/freezers or tumble dryers
- Exercise equipment
- Permanent structures such as a shed or cupboard
- Patio heaters or gas cannisters
- Bikes, prams or pushchairs



Important points to remember about your balcony

You must not..

1. Keep anything flammable on your balcony
2. Light a fire on your balcony, including a disposal barbeque
3. Use a patio (outdoor) heater
4. Discard cigarettes carelessly
5. Use fireworks
6. Store anything that could restrict your exit in the case of a fire
7. Hang clothing, rugs or mats over the balcony railings
8. Screen your balcony with bamboo/straw type matting
9. Put items close the edge so they could fall off
10. Leave young children unsupervised

If you have any questions about what can be kept on your balcony you can email us at ask@onehousing.co.uk or call our Tenant and Leasehold Management Team on 0300 123 9966.