

Building Safety Matters

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Welcome from the Building Safety Team

Welcome to the first edition of the B&D Reside Building Safety Newsletter.

This newsletter is one of the ways we will keep you updated about how we manage and maintain the buildings where you live. Each edition will share guidance, news from our inspections and maintenance work, and advice to help you stay safe at home.

As the year comes to a close, we are sharing what we have been doing to keep homes safe and well maintained. In this winter issue, you'll find practical fire safety tips, updates on the checks we carry out across our buildings, and an introduction to the people behind our building safety work.

Keeping homes safe is something we do together. We carry out regular inspections and maintenance, and we rely on residents to let us know when something is not working as it should. Your feedback helps us spot issues early and plan improvements that make a real difference.

Thank you working with us to keep every home safe.

The Building Safety Team
B&D Reside

Look out for



Simple steps to reduce fire risks at home



Guidance on damp and mould



A look at how we check and maintain vital safety system



Meet the Building Safety Team



About us

B&D Reside is a local housing provider that works in partnership with the London Borough of Barking and Dagenham.

Our purpose is to provide good quality homes and reliable housing services so that residents feel safe, comfortable and supported in their communities.

Since we were formed in 2011, we have built on the borough's strong housing history while introducing more modern and efficient ways of managing homes.

We offer a range of homes to rent or buy, including shared ownership, market rent, discounted market rent and social rented homes.

Over the next two years, we plan to build around 1,500 new homes to help meet the needs of working households in the borough.

Building safety is a central part of our work. Our Building Safety Team manages inspections, maintenance and improvement programmes across all Reside buildings.

They carry out regular checks on fire doors, alarms, ventilation, emergency lighting and other safety systems, and they work closely with residents to respond to concerns, explain safety requirements and identify issues early.

Their work helps prevent risks and ensures that all buildings meet current safety standards.

At the heart of how we work are a few clear principles.

- **Putting residents at the centre of our work**
- **Encouraging involvement and ideas from residents**
- **Making sure support is available when it is needed**
- **Looking for better ways to deliver good outcomes**
- **Working carefully to get things right first time**

These principles guide our approach to housing, safety and community engagement. They help us provide homes and services that respond to the changing needs of the borough.





Meet the Team

Our Building Safety Team works across all Reside homes to make sure buildings are well managed, regularly checked and safe for residents. They lead inspections, support maintenance work and help residents understand how safety systems in their buildings operate. Below, you can learn a little more about the people behind this work.



Alozie Oluonu
Building Safety Lead

Responsible for managing the Building Safety Team.



Patrick Achief
Building Safety Manager

Technical Lead - Responsible for ensuring we adhere to relevant fire and structural requirements for safety standards.



Clare Lyons
Building Safety Manager

New Build Lead - Responsible for advising on our gateway requirements for New Development Buildings.



Aimi Porter
Building Safety Manager

Safety Management Systems Lead - Responsible for ensuring our building safety processes work efficiently.



Fire safety at home this winter

As temperatures drop and the festive season begins, it's important to stay alert to fire safety at home.

While decorations, candles, and heaters can make homes feel warm and cosy, some everyday items and practices can also create serious fire risks. Certain decorations and objects are not permitted in Reside buildings because they can block escape routes or help fires spread. Taking a few simple precautions now will help keep you, your home, and your neighbours safe throughout the winter months.

Portable heaters

Portable heaters can be useful in cold weather but must be used with care.

- Keep heaters well away from curtains, bedding, or furniture.
- Never leave them on when you go out or go to bed.
- Avoid using extension leads or multi-plug adapters. Plug heaters directly into a wall socket.
- Do not block exits or escape routes with heaters or furniture.

Festive lights and decorations

A few checks help prevent electrical fires during the festive period.

- Only use **UKCA or CE marked** fairy lights and electrical decorations.
- Replace damaged cables or bulbs immediately.
- Switch off lights and decorations before leaving home or going to bed.
- Avoid overloading sockets - use one plug per socket where possible.



Candles

Candles are a common cause of household fires. It is safest to avoid using them in your home. If you do use them please follow these safety rules:

- Place them on stable, heat-resistant surfaces.
- Keep away from flammable materials and never leave a burning candle unattended.
- Consider switching to battery-powered candles or LED tea lights for a safer alternative.

Wreaths, corridors, and communal areas

Decorative items hung or left in corridors or on doors may look festive but can become serious fire hazards.

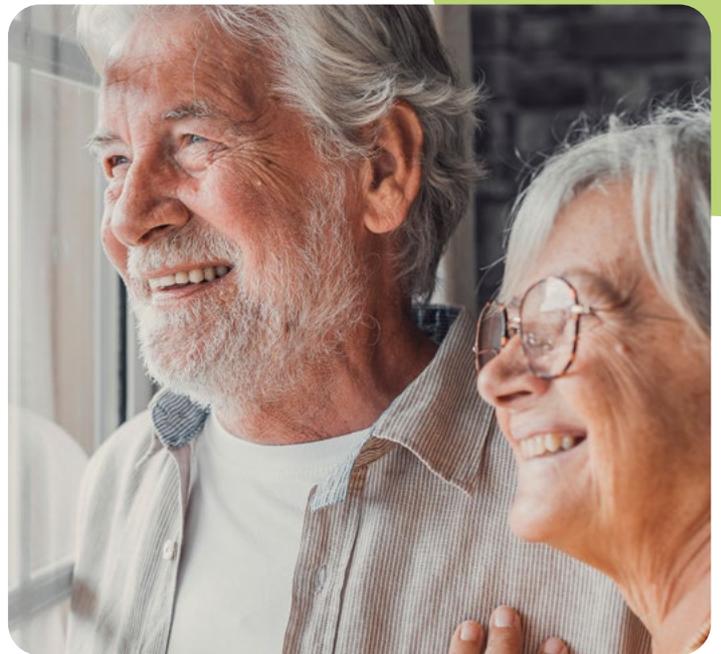
- Wreaths, mats, and hanging decorations are not permitted on front doors or in communal areas.
- They can block escape routes or help fires spread.
- Keep corridors, stairwells, and exits completely clear at all times.

Be considerate of your neighbours

Everyone deserves a peaceful and safe home environment. Please keep noise to a reasonable level during celebrations, particularly late at night, and be mindful of how your decorations or activities might affect others.

Avoid blocking shared areas or leaving items in corridors that could pose trip or fire hazards. If you notice unsafe behaviour, such as open flames, fireworks, or obstructive decorations, please report it so we can act quickly to keep everyone safe.

You can report anonymously via our website, or by emailing buildingsafety@bdreside.co.uk



Testing your smoke alarm

A working smoke alarm is one of the simplest and most effective ways to protect your home. Alarms give early warning of smoke, allowing you and your neighbours to act before fire spreads.

Test yours at least once a week. It takes seconds but can make all the difference.



Why test your smoke alarm?

A working smoke alarm is one of the simplest and most effective ways to protect your home. Alarms give early warning of smoke, allowing you and your neighbours to act before fire spreads.



Scan here to learn how to test your alarm



Why it matters

Most serious fires start from small, preventable issues: unattended cooking, overloaded sockets, or blocked exits. A functioning alarm alerts you early, helping prevent injury and damage. If you're unsure where your alarm is located or how to test it, ask your building safety team for advice.



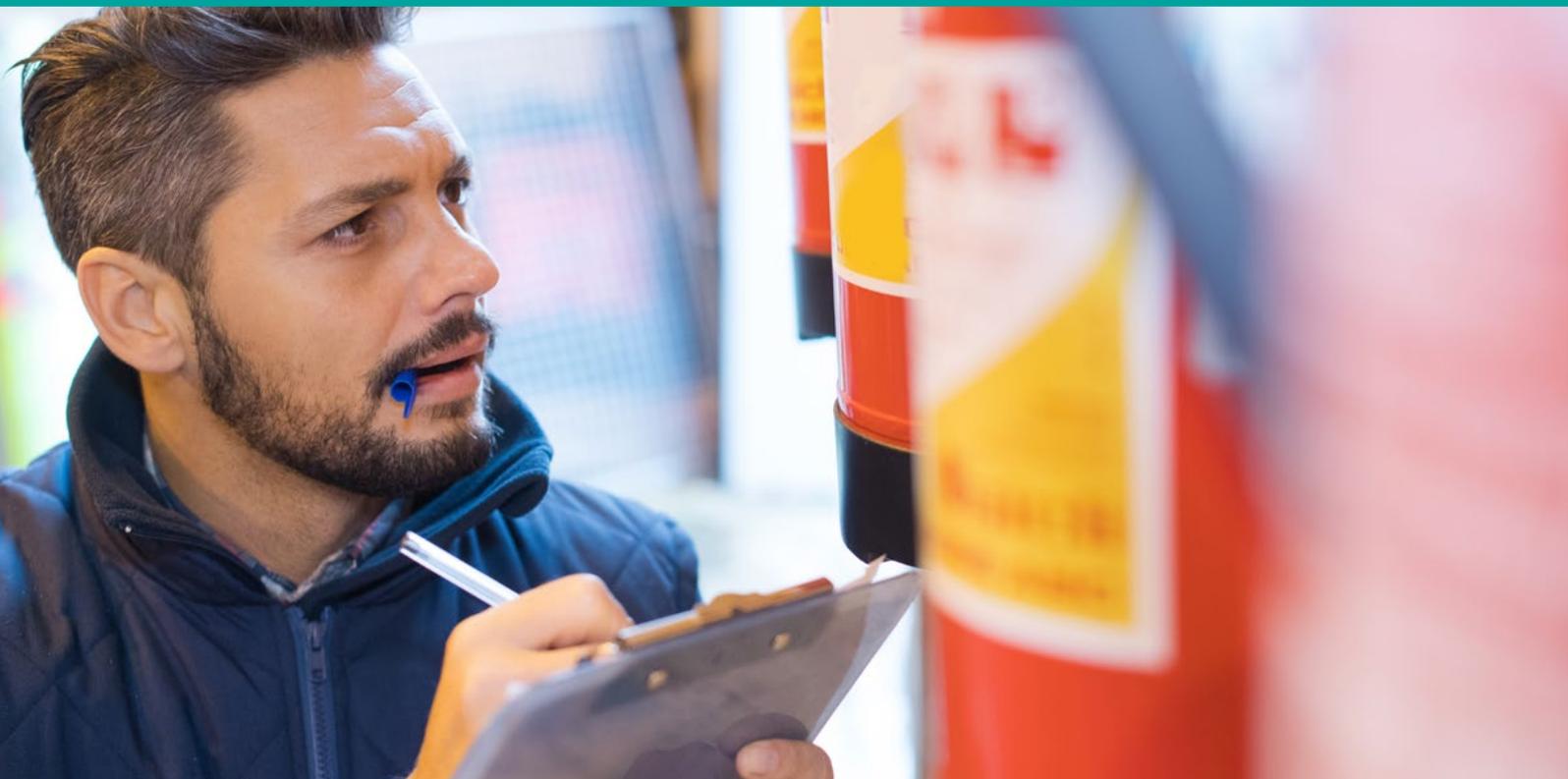
London Fire Brigade says:

"Most fires start from small, preventable mistakes. Take a few minutes each week to test your alarms, check your appliances, and keep communal areas clear. It's the easiest way to stay safe this winter."

Looking after your building

Our homes are built to high safety standards, and regular maintenance helps keep them that way. Each year, we carry out hundreds of checks across all Reside buildings. These checks make sure fire doors close properly, alarms are working, and escape routes are clear.

We know that maintenance visits can sometimes feel disruptive, but they play an important part in keeping everyone safe. Thank you for giving our teams access when they need it.



What we check and how often

To keep your building safe, we carry out routine inspections throughout the year. These include:



Fire doors

We check all fire doors once a year to make sure they close properly and are in good condition. Please do not make changes to your front door or keep communal doors wedged open.



Compartmentation and ventilation

We inspect walls, ceilings and vents to make sure they help stop smoke and fire from spreading.



Fire alarms and detectors

We test smoke, heat and carbon monoxide alarms every three months to make sure they are working correctly.



Gas and electrical safety

We service gas systems every year and carry out electrical safety tests every five years.



Emergency lighting

We check this regularly to make sure it will come on if there is a power cut.



Wet and dry risers

We test these twice a year. They are the pipes that firefighters use to get water to the upper floors of the building.

If we find anything that needs attention, we arrange repairs as soon as possible.



Damp and mould

Damp and mould can appear for different reasons, especially in the colder months, when too much moisture builds up in the air or when warm air meets a cold surface such as a window or wall. While our teams check and repair buildings to prevent leaks and condensation, residents can also take a few simple steps at home to help keep damp and mould away.

Did you know?

Keeping your home warm and ventilated can reduce condensation and stop mould from returning.

1. Keep your home warm and ventilated

Try to maintain a steady temperature, ideally around 18 °C, and let fresh air circulate when you can. Open windows for a short time each day, even in winter, to release moist air and bring in fresh air. If your windows have trickle vents, keep them open.

2. Reduce moisture in everyday activities

- When cooking, use pan lids and the extractor fan or open a window.
- When bathing or showering, use the fan and leave the bathroom door closed until the air has cleared.
- Wipe away condensation from tiles, mirrors and window sills.
- Avoid drying clothes directly on radiators. If you use an airer, place it near a window or fan to help moisture escape.

3. Keep air flowing

Move furniture a few centimetres away from external walls to allow air to circulate behind it. Do not block vents or air bricks. Regular airflow helps to stop damp air from building up.

4. Tell us if you spot a problem

If you notice black mould patches, peeling paint, a musty smell or damp walls or windows that do not dry out, please let us know straight away. You can report it through the **EVO app**, by emailing hello@evo-pm.com, or by calling **020 8691 9293**.



Find a QR code to take you to the Evo app on page 10.

When reporting, describe where you have seen the problem and how long it has been there. This helps us decide the best way to respond and fix it.

Our team will inspect the area, identify the cause and carry out any necessary work. This might include improving ventilation, repairing leaks or treating the affected surface.

Working together

Looking after our buildings is a shared responsibility. When residents and staff work together, it helps keep everyone safe and comfortable in their homes.

Please allow access when safety inspections are arranged and keep communal areas clear so that escape routes remain open. Items such as prams, bikes or furniture can make it harder for people to leave the building quickly in an emergency. If you see damage or anything that does not look safe, report it as soon as possible. Your cooperation helps us deal with issues early and maintain safe, well-managed homes for all residents. Need to report something?

Contact us through the **EVO app**, email hello@evo-pm.com, or call **020 8691 9293**.



Winter safety quiz

A few quick questions to test your winter safety know-how. Answers are at the bottom of the page. No peeking.

01

How often should you test your smoke alarm?

- A) Once a month
- B) Once a year
- C) Only when it beeps

02

Where should portable heaters be placed?

- A) Next to curtains or bedding
- B) On a flat, stable surface at least one metre from anything that could catch fire
- C) Anywhere that feels warmest

03

Which of the following can add moisture into the air and increase the chance of mould?

- A) Drying clothes on radiators
- B) Opening windows for short periods
- C) Using extractor fans when cooking

04

What is the safest way to leave a room with a lit candle?

- A) Leave it burning if you plan to come back soon
- B) Blow it out before you go
- C) Move it to the floor

05

Where should decorations never be hung?

- A) On your balcony
- B) In communal corridors or stairwells
- C) In your living room

06

Who should you contact if you notice damp or mould that does not go away?

- A) Your neighbour
- B) The EVO app, hello@evo-pm.com or 020 8691 9293
- C) Wait and see if it improves by itself

How did you do?

- 1. A
- 2. B
- 3. A
- 4. B
- 5. B
- 6. B

If you got four or more correct, well done. A little knowledge goes a long way in keeping homes safe.

If you learned something new, that is even better.



Get involved

From safety awareness to family celebrations, these events bring neighbours together and help strengthen our community. For updates and reminders, visit bdreside.org/news or follow links in our resident newsletters.

Thank you for supporting local events and for helping to keep our borough safe, connected and festive this winter.

Keep in touch

Thank you for reading

As we wrap up this Winter edition, we want to thank all residents for taking the time to stay informed about building safety and community updates.

Your attention to these messages and willingness to follow safety guidance help protect not just your own home, but everyone who lives around you.

We know this time of year can be busy, and we appreciate the continued care and consideration residents show for one another; whether that's keeping corridors clear, testing smoke alarms, or reporting an issue before it becomes a problem.

Small actions like these make a lasting difference in keeping our buildings safe and comfortable.

Thank you again for your cooperation and support. It's through shared effort that we can continue to make every Reside building a safe and welcoming place to live.

Would you prefer this newsletter in another language?

We want this newsletter to be easy for all residents to read. If you would like to receive future editions in a different language, please let us know.

Tell us your preferred language and share your contact details using the short online form linked below. You can also email us if that is easier for you.

Once we know which languages residents would find helpful, we will look to provide translated versions in future issues.

Share your language preference here: Survey or email buildingsafety@bdreside.co.uk

Get in touch

We are always looking to improve how we communicate with residents.

If you have feedback, suggestions for future topics, or experiences you'd like to share, please get in touch.

E: buildingsafety@bdreside.co.uk

You can report repair issues via the EVO app



IOS



ANDROID



Next edition: Spring 2026