

<b>BBQs Policy</b>	
<b>CTJ Housing Trust</b>	
<b>Prepared by: N Hall – Voisin-Hunter Limited</b>	
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## 1. Policy Statement

- 1.1 This policy is intended for all tenants living in a CTJ Housing Trust (CTJHT) property. CTJHT understand that in the summer months tenants may wish to use a BBQ either in their private garden or in the common areas of the estate. Whilst CTJHT does not have an issue with tenants using certain types of BBQs, there are certain restrictions and rules that must be adhered to in order that their usage can be enjoyed safely and not to the detriment of the property and/or other residents.
- 1.2 The purpose of this policy is to outline safe and practical use of BBQs.
- 1.3 This policy has been prepared using the States of Jersey Fire & Rescue Safety Advice (available at [www.gov.je](http://www.gov.je)) as well as Aviva (Canada) Insurance's guidance on BBQ Safety in residential and commercial properties.
- 1.4 At the time of writing, the CTJHT Property Insurance policy does not have any stipulation that excludes the use of BBQs. However, tenants should be made aware that any reckless or negligent action on their behalf will null and void CTJHT's Property Insurance. Therefore, the tenant responsible will be liable for any damage that may be sustained to the property as a result of their carelessness or negligent actions.

## 2. Types of BBQs prohibited

- 2.1 The following types of BBQs are prohibited on CTJHT property:
  - Gas
  - Wood
  - Fish/meat smokers
- 2.2 As per the Tenancy Agreement the use of paraffin or petrol or gas based products or appliances are strictly prohibited on CTJHT property.

## 3. BBQ Usage Rules & Safety Guidance:

- 3.1 Charcoal BBQs must only be used outdoors in a well-ventilated area clear of the building (at least 2 feet from the building if in a house with a private garden and 10 feet from the building if using near a block of flats).

- 3.2 BBQs must not be used or stored on balconies.
- 3.3 BBQs must not be stored in any part of the common areas (internal and external) after use.
- 3.4 BBQs cannot be used inside units due to the immediate risk of carbon monoxide poisoning.
- 3.5 When using a BBQ you must make sure your barbecue sits securely, flat and away from fences, trees and sheds.
- 3.6 It is advised to keep a bucket of water/garden hose/fire extinguisher nearby when using a BBQ in case of emergencies.
- 3.7 You should only use enough charcoal to cover the base of the barbecue to a depth of about five centimetres (two inches).
- 3.8 As per clause 2.2 you must never use petrol or paraffin to start, or revive your barbecue – use only barbecue fire lighters.
- 3.9 You must ensure that children and pets are kept away from the cooking area.
- 3.10 You must not leave the barbecue unattended at any time.
- 3.11 Disposable barbecues must not be placed directly onto grass areas as the area underneath a disposable barbecue becomes very hot, hot enough to cause serious burns. When moving a portable barbecue, ensure that no-one, especially children and animals, can burn themselves by stepping on the area where it was positioned. Cool the area by covering it with cold water. Never put a disposable barbecue into a dustbin until it is completely cool.
- 3.12 You must not move an operating BBQ.
- 3.13 You should keep the lid open when starting or shutting down the BBQ.
- 3.14 You must ensure that the use of the BBQ is not causing a nuisance to other neighbouring properties either by noise or positioning the BBQ near windows where the smoke may travel into other flats.

#### **4. Revoking Usage of BBQs**

CTJHT reserves the right to prohibit the use of BBQs altogether if tenants are not seen to be using BBQs safely and appropriately or if the usage of BBQs results in anti-social behaviour. For the avoidance of doubt, the following would be identified as acts of anti-social behaviour:

- Reckless and/or unsafe use of a BBQ.
- Nuisance such as excessive noise from gatherings of residents and/or their visitors using the BBQs and/or smoke travelling into neighbouring flats.
- Failure to clear up properly after a BBQ and/or any damage sustained to CTJHT property as a result of the usage of a BBQ.