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Registered Charity (226684)

CESSA Housing Association

15 July 2025

To All Tenants,

Dear Tenants,

**Important Reminder – Kitchen Cleanliness, Appliance Safety, & Tenancy Responsibilities**

I am writing to remind all residents of the importance of maintaining a clean and safe kitchen environment, particularly with regard to the use and upkeep of kitchen appliances. Over the past few weeks, there have been several incidents that required the attendance of the fire brigade. These incidents, while thankfully not resulting in serious harm, highlight the critical need for vigilance and care in our shared responsibility for safety.

Please ensure that all kitchen appliances are kept clean and in good working order. Regular cleaning and responsible usage are essential for your safety and that of your neighbours and grease build-up, food debris, and improper use of appliances can pose significant fire risks.

We would also like to take this opportunity to remind you of **Clause 13 of your tenancy agreement**. This outlines that you are responsible for the condition of your flat and that any damage incurred due to negligence, including fire or smoke damage, must be made good by you, as the tenant. If you would find it helpful to have another copy of your tenancy agreement for your records, please let us know so that one can be provided.

Additionally, CESSA & CESSAC **strongly recommend that all residents take out Contents Insurance**, if you have not already done so. This provides valuable protection for your personal belongings in the event of damage or loss, and offers you peace of mind by helping to cover the cost of putting right any damage caused.

We appreciate your attention to this matter and your continued cooperation in keeping your community safe and well-maintained. Should you have any questions or require further guidance, please do not hesitate to contact myself or your scheme manager.

Yours faithfully,

Maj (Retd) Ben Thorne MBE  
Housing & Services Manager



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