

Cloverdale Court

Assessment of fire risk and recommended actions: summary

Inspection: June 2023 A SUMMARY OF THE RECOMMENDATIONS SET OUT WITHIN SECTION C TO THE REPORT ASSESSMENT OF IDENTIFIED RISKS AND RECOMMENDED ACTION

KEY Action ! Completed or on regular programme

* Work in progress; completion by March 2024

@ Please call Michael Kilkelly with any queries

MUST DO	SHOULD DO	COULD DO
<p>No actions required</p>	<ul style="list-style-type: none"> * Flat entrance doors throughout. Gaps along the bottom edge of any fire door should not exceed 10mm. ! Repair/adjust the self closing mechanism to all communal fire doors throughout the scheme. * The gaps between the door edges and the frame should not exceed 3mm. * The breaches in compartmentation identified should be adequately fire stopped. It is recommended that any fire stopping works are undertaken by specialists approved under a third-party installer certification scheme accredited by UKAS. * It is recommended that smoke detection is installed within all loft/roof voids. The devices should be linked to the building wide system. * It is recommended that further specific advice should be set out on the Fire Action Notices throughout which states that residents should evacuate from their flat if they become directly affected/ threatened by fire and smoke. * The current Fire Policy & Fire Emergency Plan should be developed so as to clearly identify areas of responsibility & interlocking procedures to be followed in the event of a fire by all parties involved with the management of the property. * In line with the 'Fire Safety (England) Regulations 2022' The responsible person must provide relevant information about fire doors, particularly residents' flat entrance doors. 	<ul style="list-style-type: none"> ! All combustible/ flammable materials should be removed from the electrical intake cupboard, lift motor room and mobility scooter store room. ! Ensure items stored in storage rooms with distribution boards are kept as far as is practical from the electrical installations. ! The common areas within a property providing sleeping accommodation, including loft/roof VOID areas & refuse chute rooms, should be 'fire sterile' and kept clear of storage at all times. ! The residents should be reminded that the common area hallways & landings form the primary escape route from the property & as such no obstructions should be allowed to accumulate. ! Compartmentation should be suitably restored in the areas identified where expanding foam has been used to fill large breaches. ! Verify that the panels, above the electrical meter cupboards on the common walls throughout the building, afford a notional 30 minutes fire resistance. If this is found not to be the case, either, replace or line with materials affording a notional 30 minutes fire resistance in accordance with BS476-22. ! Install mandatory 'Fire Door - Keep Shut' or 'Automatic Fire Door – Keep Clear' signs on all communal doors throughout the common areas. ! A Safe Condition (Green & White) Fire Exit 'Running Man' sign directing persons to the alternative fire escape should be displayed, whilst the alternative final exit door should be clearly signed as a fire exit. ! Display a mandatory 'Fire Escape - Keep Clear' sign on the external side of the alternative fire exit doors/gates throughout the building. ! Display mandatory 'Keep Locked Shut' signs on the doors to the sensory room on 2nd floor. Display a mandatory 'Keep Locked Shut' sign on the door to the lift motor room.

IF YOU WOULD LIKE TO SEE THE FULL RISK ASSESSMENT, PLEASE CONTACT MICHAEL KILKELLY ON 020 8661 5895