

Furlong Close

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>	<p>! Ensure that the residents/visitors to the property are made aware not to smoke within the building. A 'No Smoking' sign should be displayed. The common parts should be routinely inspected for evidence of smoking.</p> <p>! The common areas within a property providing sleeping accommodation should be 'fire sterile' and kept clear of storage at all times. The common area forms the primary escape route from the property and as such no obstructions should be allowed to accumulate.</p> <p>! It is recommended that the <i>should not</i> be provided within the common areas, in order to reduce the fire load. As a minimum, all furnishings, fabrics and upholstery provided throughout the communal areas should be flame retardant.</p> <p>* It should be verified that that current, valid, third party test certificates are in place for the existing composite door assemblies.</p> <p>! It should be ensured that all front doors to the flats are fitted with suitable positive action self-closing devices.</p> <p>* Fire door defects may be repaired in accordance with an 'Accepted Repair Technique (ART)' in accordance with specification provided by a relevant UKAS accredited body.</p> <p>! The electrical installations should be contained within an enclosure constructed from materials tested to achieve 30 minutes fire resistance.</p> <p>* The property has been designed to support a 'STAY PUT' fire safety strategy, whereby only those directly affected or threatened by a are required to evacuate from the premises. This is due to the standard of the structural fire separation in place.</p> <p>! A mandatory 'Keep Locked Shut' sign should be installed on the external side of the cupboard door.</p> <p>! Full records of routine inspections and the testing and maintenance of fire safety provisions should be kept.</p> <p>! In line with the 'Fire Safety (England) Regulations 2022' The responsible person must display fire safety instructions in a conspicuous part of the building.</p> <p>* In line with the 'Fire Safety (England) Regulations 2022' The responsible person must provide relevant information about fire doors, particularly residents' flat entrance doors in particular.</p>	<p>No actions required</p>