

Griffith's 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>! All combustible/ flammable materials should be removed from the electrical intake cupboard. The electrical intake cupboard should be routinely inspected.</p> <p>* An arrangement to maintain the laundry equipment in place in accordance with the manufacturer's guidance should be implemented.</p> <p>! If a 'Managed Use' approach is to be adopted in relation to the storage of combustible materials, the volume of permissible items kept within the common areas should be reduced.</p> <p>* The ceiling within the ground floor corridor between the front and rear blocks should be routinely applied with fire retardant treatment or enclosed within a fire resisting structure.</p> <p>! It should be ensured that all front doors to the flats are fitted with suitable positive action self-closing devices.</p> <p>* Flat entrance doors throughout. Gaps along the bottom edge of any fire door should not exceed 10mm.</p> <p>* It is recommended that a formal fire door inspection is undertaken throughout the property to identify all fire door deficiencies.</p> <p>* It is recommended that a formal compartmentation survey is undertaken within the building to identify all compartmentation damage/breaches &amp; to specify appropriate remedial/fire stopping works.</p> <p>* It is recommended that the stairlift is removed from the escape route.</p> <p>* An intumescent vent cover/grille should be fitted in place of the vent identified.</p> <p>* It is advisable to install an automatic fire-resisting shutter at the base of the refuse chute to restrict the spread of fire and smoke from a fire in the receptacle room.</p> <p>* The glazing identified should be replaced with materials tested to achieve 30 minutes fire resistance inline with BS476-22.</p> <p>* Signage should be clearly displayed along the site access road instructing that parking is prohibited along the site access road.</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>* It is recommended that there is an enhanced engagement with the resident, with input from the fire and rescue service. In the case of the most serious risk, there should be a referral of the resident to Adult Social Care.</p>	<p>* It should be verified that the glass bricks identified achieve 60 minutes fire resistance.</p> <p>* Install mandatory 'Automatic Fire Door – Keep Clear' signs on both sides of all automatic closing fire doors.</p>