

Margaret House

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
No actions required	<p>! All combustible/ flammable materials should be removed from the electrical intake and gas intake cupboards.</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>! Gaps along the bottom edge of any fire door should not exceed 10mm.</p> <p>* Fire door defects may be repaired in accordance with an 'Accepted Repair Technique.</p> <p>The fire doors in place should be fitted with adequate self-closing mechanisms.</p> <p>* The breaches in compartmentation identified should be adequately fire stopped.</p> <p>* In accordance with current Building Regulations Approved Document B, and recognised best practice, a compartment wall is required in a continuous vertical plane from ground to roof level.</p> <p>! Install mandatory 'Fire Door - Keep Shut' signs on both sides of all fire doors situated along the escape routes throughout the premises.</p> <p>* Install mandatory 'Automatic Fire Door - Keep Clear' signs on both sides of the automatic fire doors situated along the escape routes throughout the premises.</p> <p>! An inspection of the common areas, incorporating the escape routes and an inspection of any installed fire safety provisions should be performed routinely by a suitably competent person.</p> <p>! In line with the 'Fire Safety (England) Regulations 2022' which applies to all buildings in England that comprise of two or more domestic premises, 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' which applies to all buildings in England that comprise of two or more domestic premises, the responsible person must provide relevant information about fire doors, particularly residents' flat entrance doors.</p>	No actions required

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