

McRae Lane 37-47 / 44-50 / 52-62

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.(37-47 and 52-62)</p> <p>! The common areas within a property providing sleeping accommodation should be 'fire sterile' and kept clear of storage at all times.</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>! The breaches in compartmentation identified should be adequately fire stopped.</p> <p>* Arrange for the loft space to be fully inspected by a competent contractor.</p> <p>! The emergency lighting system should be subject to monthly activation tests and annual maintenance, in accordance with British Standard 5266-8.</p> <p>! Ensure that a fully completed Fire Action Notice is displayed at the main entrance to the property.</p> <p>! The operability of the fireman's override switch should be checked during routine maintenance of the door entry system. Records of all checks should be kept.</p> <p>! The smoke alarm system within the common areas should be retained only if the 'stay put' strategy in place is clearly communicated to and understood by the residents; with the primary purpose of the communal fire alarm system being to allow residents to contact the emergency services.</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. It is recommended that inspections are carried out and recorded on a monthly basis.</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' 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 properties, the responsible person must provide relevant information about fire doors, particularly residents' flat entrance doors.</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>