

Mary 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
No actions required	<p>! The property has been designed to support a 'stay put' fire safety strategy, whereby only those directly affected or threatened by a fire are required to evacuate from the premises.</p> <p>! Ensure that notices and procedures are displayed informing residents that they should evacuate if already in the common parts and to 'Stay Put' if in their flat if the alarm sounds if fire is not in their flat.</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>	<p>! The common areas within a property providing sleeping accommodation should be 'fire sterile' and kept clear of storage at all times.</p> <p>! Remove tiles from electrical intake cupboard.</p> <p>* Gaps along the bottom edge of any fire door should not exceed 10mm.</p> <p>* Verify that the material added to the door to the electrical intake cupboard is an approved material which can afford a notional 30 minutes fire resistance or the door to the cupboard should be replaced with a FD30s rated door set, compliant to BS 476-22.</p> <p>* Either line or replace the fixed panels on the common walls on each floor with materials affording a notional 30 minutes fire resistance in accordance with BS476.</p> <p>* Fill the gaps around points where cables breach compartment walls to the loft spaces above flats 5 and 6 with approved materials.</p> <p>* Compartmentation should be suitably restored in the tunnel breaching the floor in the electrical intake cupboard where expanding foam has been used to fill gaps.</p> <p>* Replace the hatch to the loft/ roof void, above the 2nd floor, with a hatch affording a notional 30 minutes fire resistance compliant to BS476.</p> <p>* The emergency lighting system should be subject to monthly activation tests, in accordance with British Standard 5266-1.</p>

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