

Peppermint 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>* In line with the 'Industry best practice manual 2.0: Guidelines for the operation and maintenance of rooftop solar photovoltaic systems' and 'British Standard 7671 IET Wiring regulations' a regular cleaning and preventative maintenance schedule should be implemented.</p> <p>! All combustible/ flammable materials should be removed from the electrical intake cupboard.</p> <p>* It is recommended that a formal inspection is undertaken to all flat entrance doors.</p> <p>* The door to the 2nd floor store should be fitted with appropriate intumescent strips and cold smoke seals around the door edges, so as to ensure that a flush seal is formed when the door is closed. The door identified should be eased/adjusted to allow the door to close into its frame from any angle.</p> <p>* The breaches in compartmentation identified should be adequately fire stopped.</p> <p>! The communal area smoke alarms should be tested every month by use of the test button on the devices. Furthermore, the devices within the common areas should be cleaned periodically in accordance with the manufacturer's recommendations.</p> <p>* Systems of automatically opening vents, or vents electrically controlled but manually operated, should be subject to routine testing and periodic servicing. AOVs and electrically operated OVs should be tested once a month for correct operation using the controls provided.</p> <p>Servicing of smoke detectors and controls associated with AOVs</p> <p>* An arrangement to inspect and maintain the dry riser system in accordance with BS 9990 should be maintained and service records should be made available to the appropriate enforcing authority for inspection upon request.</p> <p>! Ensure that fully completed Fire Action Notices are displayed at the common entrances.</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>! 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>* It is recommended that manual fire alarm call points should be in place by the exits from the common areas. Accordingly, it is recommended that the existing system is upgraded for a full fire alarm system which, which is linked to a remote alarm receiving centre, and incorporates a control panel in the entrance lobby, manual call points by the final exits from the common areas, and smoke detection within the common room and mobility scooter/bicycle store.</p>