

Robertson 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 | <ul style="list-style-type: none">* Gaps along the bottom edge of any fire door should not exceed 10mm.* Install a like for like brush style cold smoke seal along the missing part of the leading edge to the fire door to the lobby for flats 5-6 on the 1st floor. <p>The fire door to the ground floor alternative fire exit lobby should be fitted with adequate self-closing mechanisms. Only positive overhead devices and double chain hydraulic Perko closers are considered to be satisfactory for fire doors on stairways and to lobbies.</p> <ul style="list-style-type: none">* It is recommended that smoke detection is installed within the loft/roof void area. The device(s) should be linked to the common system. <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> <ul style="list-style-type: none">* 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. | <ul style="list-style-type: none">! All combustible materials should be removed from the electrical intake cupboard.* The breaches in compartmentation identified should be adequately fire stopped.* Replace the hatch to the loft/roof void with a hatch affording a notional 30 minutes fire resistance compliant to BS476. <p>! The emergency lighting system should be subject to monthly activation tests in accordance with British Standard 5266-1.</p> <ul style="list-style-type: none">* Ensure that a fully completed Fire Action Notice is displayed on the ground floor landing of the common stairs.* Review fire information provided to residents for more detail. It should be made clear to residents that they should evacuate from the premises if in any doubt.* Correct mandatory 'Automatic Fire Door – Keep Clear' signs should be fitted to the doors identified. |