

37 – 47 McRae Lane

Assessment of fire risks and recommended actions: summary

INSPECTION: JULY 2021

A SUMMARY OF THE RECOMMENDATIONS SET OUT WITHIN SECTION C TO THE REPORT **ASSESSMENT OF IDENTIFIED RISKS AND RECOMMENDED ACTIONS**

KEY ✓ Action completed or on regular programme. ⚙ Work in progress; completion by March 2022.



MUST DO

No actions required.



SHOULD DO

- ✓ All combustible/flammable materials should be removed from the electrical intake cupboard.
- ✓ Ensure that fully completed Fire Action Notices are displayed at the common entrances.
- ⚙ 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.



COULD DO

- ✓ The common areas within a property providing sleeping accoage at all times.
- ✓ The emergency lighting system should be subject to monthly activation tests and annual maintenance, in accordance with British Standard 5266-8.
- ⚙ It should be verified that that current, valid, third party test certificates are in place for existing composite door assemblies. The test certificates should confirm that the full door assembly achieves a minimum of 30 minutes fire resistance (FD30s) on both sides, in accordance with BS 476-22 or BS EN 1634.
- ⚙ Arrange for the meter cupboard doors to be repaired/replaced by a competent contractor.
- ⚙ Install mandatory 'Fire Door – Keep Shut' signs on both sides of all fire doors situated along the escape route throughout the premises.
- 💬 Review the smoke alarm provision in the common areas.