

# 52 – 62 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

-  The common areas within a property providing sleeping accommodation should be 'fire sterile' and kept clear of storage at all times.
-  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.
-  Ensure that fully completed Fire Action Notices are displayed at the common entrances.
-  Arrange for the meter cupboard doors to be repaired/ replaced by a competent contractor.
-  Gaps along the bottom edge of any fire door should not exceed 10mm, where this is exceeded the door should be adjusted to compensate for the gap without compromising the allowable 3mm gap on side and top edges of the door. Where adjustment is not sufficient and if there is sufficient test data evidence to support it, it is recommended that an approved threshed seal is fitted to the door. If upgrading the door is found to be impractical, the doors should be replaced with a FD30S self-closing door set compliant to BS476-22 or BS EN 1634.
-  Review the smoke alarm provision in the common areas.



### COULD DO

-  The emergency lighting system should be subject to **monthly** activation tests and annual maintenance, in accordance with British Standard 5266-8.
-  The flat entrance doors are critical to the safety of the common parts in the event of a fire within a flat. In view of this, it should be ensured that all front doors to the flats are fitted with suitable positive action self-closing devices, which conform to BS EN 1154. This should be undertaken in the short term as a matter of priority.
-  Install mandatory 'Fire Door – Keep Shut' signs on both sides of all fire doors situated along the escape routes throughout the premises.