

Griffiths Close

Assessment of fire risks and recommended actions: summary

INSPECTION: JUNE 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. 💬 Please call Michael Kilkelly with any queries.



MUST DO

No actions required.



SHOULD DO

- ✓ If a 'Managed use' approach is to be adopted in relation to the storage of combustible materials, the volume of permissible items kept within the common areas should be reduced.
- ✓ Barbecues should be relocated to a designated area away from the building, or their use prohibited.
- ✓ The emergency lighting system should be subject to monthly activation test and annual three hour test, in accordance with British Standards 5266-1.
- ⚙ Complete compartmentation/fire stopping works around service penetrations through compartments throughout.
- ⚙ Adjust/upgrade/replace the lobby door serving the first floor flats (near flat 26), so as to be fully sealed and effectively self-closing. Remove rubber pads.
- ⚙ An intumescent vent cover/grille should be fitted in place of the vent identified on the door to the boiler room.
- ⚙ It is advisable to install an automatic fire-resisting shutter at the base of the refuse chute to restrict the spread of fire and smoke from a fire in the receptacle room.
- ⚙ The flat entrance doors throughout should be adjusted/fitted with smoke seals (on either the door or frame) replaces so as to reduce gaps to 3mm around the top and side edges of the door leaves; and a maximum 10mm at the threshold as required.

💬 It is recommended that the stairlift is removed from the escape route.



COULD DO

- ✓ The use of the cooking facilities within the kitchen areas should be routinely monitored.
- ✓ Remove stored items from items from the electrical intake room.
- ✓ The glass bricks identified on the first floor should be fire-proofed using approved materials, so as to achieve a minimum of 60 minute fire resistance between the floors.
- ✓ The glass incorporated into the call points in the ground floor entrance lobby and by LHS fire exit to the rear of the communal lounge should be replaced.
- ⚙ It is advisable that the ceiling within the ground floor corridor between the front and rear blocks should be routinely applied with fire retardant treatment or enclosed within fire resisting structure.
- ⚙ Install mandatory 'Automatic Fire Door – Keep Clear' signs on all sub dividing fire doors fitted with hold open devices.
- ⚙ Additional fire exit directional signs are recommended at the rear of the building.