

Ronald House

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 fire extinguishers kept on site should be regularly maintained and have tamper seals/safety pins securely fitted in order to prevent accidental discharge. The professional extinguisher maintenance company appointed should confirm whether the extinguishers currently provided are still operational/maintainable.

⚙ Unless sufficient evidence is obtained which demonstrates that the cladding in place achieves the required standard of limited combustibility, ie A1 or A2-s1, do components in the external wall and cladding layer – in accordance with the current Building Regulations; it is recommended that the cladding and associated materials are replaced throughout so that the required standard of limited combustibility is met.

⚙ 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.

⚙ Compensatory measures should be installed as follows within the corridors, in accordance with current approved guidance: A high level openable vent, for Fire & Rescue Service use, should be provided at each floor level, with a minimum free opening area of 1m squared. Alternatively, a single openable vent should be provided at the head of the stair which can be remotely operated from the Fire & Rescue Service access level.

⚙ Complete compartmentation/ fire stopping works in the areas identified using materials which achieve a minimum of 60 minutes fire resistance.

⚙ The vent should be removed and the resulting gap filled/repaired to achieve 1 hour's structural fire resistance by a competent contractor.

⚙ It should be verified that the ventilation arrangements throughout, have not been altered/reduced since the original construction. It is advisable to test the ventilator aerodynamic coefficients, and to verify that the results achieve what is required by the approved design.

⚙ Display Fire Action signage instructing that the lifts must not be used in the event of a fire. These signs must be displayed on all lift lobbies.



COULD DO

✓ An arrangement to maintain the laundry equipment in place in accordance with the manufacturer's guidance should be implemented.

✓ The items identified should be relocated to the designated storage area on the basement level.

⚙ The housing around the electrical service riser routed up through the stairwell enclosure should be upgraded to achieve a minimum of 60 minutes fire resistance.