

Trickett 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">* The use of the cooking facilities within the kitchen areas should be routinely monitored. Arrangements should be maintained to periodically remove dirt and grease etc from the cooking equipment.* 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.* Gaps along the bottom edge of any fire door should not exceed 10mm.* It is recommended that a formal fire door inspection (including service riser doors, ancillary rooms etc) is undertaken throughout the property to identify all fire door deficiencies.* It is recommended that a formal compartmentation survey is undertaken within the building to identify all compartmentation damage/ breaches and to specify appropriate remedial/ fire stopping works.* Arrange for an intrusive survey to verify the fire resistance of the lobby walls along the front stairwell. If it cannot be verified that walls should be replaced with materials tested to achieve 30 minutes fire resistance.* Mandatory 'Fire Escape – Keep Clear' signs should be displayed on the external sides of all final fire exit doors throughout. The signs should be clearly visible at all times.* It is recommended that simple 'Automatic Fire Door – Keep Clear' signs are displayed on doors fitted with Dorguard hold open devices. Whilst other sub dividing doors which have not been fitted with hold open devices should be fitted with 'Fire Door – Keep Shut' signs on both sides.! 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.* 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.	No actions required