

## Furlong Close

Assessment of fire risk and recommended actions: summary


Inspection: August 2024 A SUMMARY OF THE RECOMMENDATIONS SET OUT WITHIN SECTION C TO THE REPORT ASSESSMENT OF IDENTIFIED RISKS AND RECOMMENDED ACTION

KEY Action 1 Completed or on regular programme

\* Work in progress; completion by March 2025

@ Please call Peter Toulson with any queries

MUST DO	SHOULD DO	COULD DO
No actions required	<ul style="list-style-type: none"><li>* Ensure that the residents/regular visitors to the property are made aware of their legal obligation not to smoke within the enclosed common parts.</li><li>* The common areas within a property providing sleeping accommodation should be 'FIRE STERILE' &amp; kept clear of storage at all times.</li><li>* It is recommended that the nets should not be provided within the common areas.</li><li>* It should be verified that current, valid, third party test certificates are in place for the existing composite door assemblies identified. The test certificates should confirm that each full door assembly achieves a minimum of 30 minutes fire resistance (FD30s) on both sides.</li><li>* All fire doors should remain closed when not in use &amp; should not be obstructed at any time.</li><li>* In accordance with Article 17 of The Regulatory Reform 'Fire Safety' Order 2005 that requires any facilities, equipment or devices provided for fire safety purposes must be: 'Subject to a suitable system of maintenance &amp; are maintained in an efficient state, in efficient working order &amp; in good repair.'</li><li>* The emergency lighting system should be subject to monthly activation tests and annual maintenance, in accordance with British Standard 5266-8.</li><li>* The property has been designed to support a 'stay put' fire safety strategy, whereby only those directly affected or threatened by a fire are required to evacuate from the premises.</li><li>* Ensure that correct fully completed Fire Action Notices are displayed at the common entrances &amp; be sufficient to meet the requirements in the 'Fire Safety (England) Regulations 2022'</li><li>* An inspection of the common areas, incorporating the escape routes and an inspection of any installed fire safety provisions should be performed routinely by a suitably competent person.</li><li>* In line with the 'Fire Safety 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.</li><li>* In line with the 'Fire Safety Regulations 2022' which applies to all buildings in England that comprise of two or more domestic premises &amp; Section 156 of the 'Building Safety' act, the responsible person must provide Fire Safety Instructions &amp; information to new residents.</li></ul>	<ul style="list-style-type: none"><li>! Mandatory 'Keep Locked Shut' signs should be installed on the doors identified.</li><li>! Full records of routine inspections &amp; the testing &amp; maintenance of fire safety provisions should be kept. Ideally records should be kept in a logbook on site.</li></ul>

 IF YOU WOULD LIKE TO SEE THE FULL RISK ASSESSMENT, PLEASE CONTACT PETER TOULSON ON 020 8642 1500