

Harding House


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 ! 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">* Arrange for TV provided within the common areas to be subject to routine PAT TESTS.* Ensure that the residents/regular visitors to the property are made aware of their legal obligation not to smoke within the enclosed common parts.* 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.* 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 & are maintained in an efficient state, in efficient working order & in good repair.'* The breaches in compartmentation identified should be adequately fire stopped. Any compartmentation or fire stopping products used should be third-party certified.* Compartmentation should be suitably restored in the areas identified where expanding foam has been used to fill large breaches.* Arrange access for a contractor to fully access the loft space & close the doors. The doors should remain shut at all times.* The emergency lighting system should be subject to annual maintenance, in accordance with British Standard 5266-8.* An inspection of the common areas, incorporating the escape routes & an inspection of any installed fire safety provisions should be performed routinely by a suitably competent person.* 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.* In line with the 'Fire Safety Regulations 2022' & Section 156 of the 'Building Safety' act, the responsible person must provide Fire Safety Instructions & information to new residents.	<p>! If the fire resistance of the areas identified cannot be confirmed, then they should be upgraded/replaced with approved fire rated materials affording a minimum 30 minutes fire resistance.</p>
	IF YOU WOULD LIKE TO SEE THE FULL RISK ASSESSMENT, PLEASE CONTACT PETER TOULSON ON 020 8642 1500	