

## Kent Court

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"><li>* Arrange for the fixed electrical installations in the common areas to be periodically inspected by an approved contractor.</li><li>* In line with the 'Industry Best Practice Manual 2.0: Guidelines for the Operation &amp; Maintenance of Rooftop Solar Photovoltaic Systems' &amp; 'British Standard 7671 IET Wiring Regulations' a regular cleaning &amp; preventative maintenance schedule should be implemented.</li><li>* All combustible/flammable materials should be removed from the electrical intake room.</li><li>* The common areas within a property providing sleeping accommodation should be 'fire sterile' and kept clear of storage at all times.</li><li>* A proactive approach should be undertaken to gaining access to all flats and ensuring that the external overhead self-closing devices fitted to doors effectively work and self-close the doors from all angles so that they sit flush within their frames when closed.</li><li>* A bolt should be fitted to the internal side of the service riser cupboard door.</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 breaches in compartmentation identified should be adequately fire stopped. Any compartmentation or fire stopping products used should be third-party certified.</li><li>* Compartmentation should be suitably restored in the areas identified where expanding foam has been used to fill large breaches.</li><li>* It should be confirmed that the windows achieve at least 30 minutes fire resistance.</li><li>* It should be ensured that the removal of the alternative fire escape route has been done in line with building regulations and incorporated into new fire strategy for the building.</li><li>* The emergency lighting system should be subject to 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>* Systems of automatically opening vents, or vents electrically controlled but manually operated, should be subject to routine testing and periodic servicing.</li><li>* All fire extinguishers kept on site should be regularly maintained.</li><li>* An arrangement to inspect and maintain the dry riser system in accordance with BS 9990 should be maintained &amp; service records should be made available.</li><li>* It should be ensured that appropriate 'Stay Put' Fire Action notices are distributed to &amp; discussed with the residents.</li><li>* Ensure that fully a completed Fire Action Notice is displayed at the common entrance.</li><li>* The operability of the fireman's override switch should be checked during routine maintenance of the door entry system.</li><li>* An inspection of the common areas, incorporating the escape routes &amp; 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></ul> |