

<div>Killburn's Mill Close</div> <div>Assessment of fire risk and recommended actions: summary</div> <div>Inspection: August 2024 A SUMMARY OF THE RECOMMENDATIONS SET OUT WITHIN SECTION C TO THE REPORT ASSESSMENT OF IDENTIFIED RISKS AND RECOMMENDED ACTION</div> <div>KEY Action <div>! Completed or on regular programme</div><div>*Work in progress; completion by March 2025</div><div>@ Please call Peter Toulson with any queries</div></div>		
<div>MUST DO</div> <div>No actions required</div>	<div>SHOULD DO</div> <div><div>* Verification of the fire performance of the external walling system should be obtained.</div><div>* It should be ensured that all front doors to the flats are fitted with suitable positive action self-closing devices, which conform to BS EN 1154.</div><div>* 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.'</div><div>* Protect the common escape route by housing the fixed electrical installations within an enclosure affording 30 minutes fire resistance & keep locked shut.</div><div>* The breaches in compartmentation identified should be adequately fire stopped. Any compartmentation or fire stopping products used should be third-party certified.</div><div>* Arrange access for a competent contractor to inspect the roof void/loft space. It should be confirmed that the common area compartment wall runs in a continuous vertical plane from ground to roof level.</div><div>* The emergency lighting system should be subject to monthly activation tests and annual maintenance, in accordance with British Standard 5266-8.</div><div>* An effective fire alarm system should be installed, allowing a sufficient early warning to be given to all persons inside the building in the event of a fire.</div><div>* Ensure that fully completed Fire Action Notices are displayed throughout the common areas.</div><div>* 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.</div><div>* 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.</div><div>* In line with the 'Fire Safety Regulations 2022' which applies to all buildings in England that comprise of two or more domestic premises & Section 156 of the 'Building Safety' act, the responsible person must provide fire safety instructions & information to new residents.</div></div>	<div>COULD DO</div> <div><div>! The enclosures & doors should be upgraded/replaced with approved fire rated materials affording a minimum 30 minutes fire resistance.</div><div>! Mandatory 'Keep Locked Shut' signs should be installed on the doors identified.</div><div>! Full records of routine inspections & the testing & maintenance of fire safety provisions should be kept. Ideally records should be kept in a logbook on site.</div></div>
<div><div>Sutton Housing Society</div><div>IF YOU WOULD LIKE TO SEE THE FULL RISK ASSESSMENT, PLEASE CONTACT PETER TOULSON ON 020 8642 1500</div></div>		