

<div>Margaret House</div> <div>Assessment of fire risk and recommended actions: summary</div> <div>Inspection: August 2024</div> <div>A SUMMARY OF THE RECOMMENDATIONS SET OUT WITHIN SECTION C TO THE REPORT ASSESSMENT OF IDENTIFIED RISKS AND RECOMMENDED ACTION</div> <div>KEY Action ! Completed or on regular programme * Work in progress; completion by March 2025 @ Please call Peter Toulson with any queries</div>		
MUST DO	SHOULD DO	COULD DO
No actions required	<div><div>* An arrangement to maintain the laundry equipment in place in accordance with the manufacturer's guidance should be implemented.</div><div>* Remove the items from the electrical intake & gas meter rooms.</div><div>* The common areas within a property providing sleeping accommodation should be 'fire sterile' & kept clear of storage at all times. The residents should be reminded that the common area exit lobbies form part of the escape route from the building.</div><div>Test certificates should confirm that each, full door assembly achieves a minimum of 30 minutes fire resistance (FD30s) on both sides, in accordance with BS 476:22 or BS EN 1634.</div><div>* Gaps along the bottom edge of any fire door should not exceed 10mm (or the measurement specified in the test data for the door assembly).</div><div>* Install an adequate self-closing mechanism on the door to the common kitchen.</div><div>* The gaps between the edges and the frames, of the fire door from the ground floor main entrance lobby and fire door to lobby for flats 13-15, should be reduced to 3mm around the top and side edges.</div><div>* In relation to the door to the refuse bin storeroom - fire door defects may be repaired in accordance with an 'Accepted Repair Technique (ART).'</div><div>* The breaches in compartmentation identified should be adequately fire stopped.</div><div>* In accordance with current Building Regulations Approved Document B, & recognised best practice, a compartment wall is required in a continuous vertical plane from ground to roof level.</div><div>* It is advisable to upgrade the detection coverage to LD1 throughout all flats.</div><div>* Ensure the Fire Action Notice is re-installed close to the manual call point.</div></div>	<div><div>! If a 'Managed Use' approach is to be adopted in relation to the storage of combustible materials, the volume of permissible items kept within the common areas should be reduced.</div><div>! Remove the items from the refuse storage room.</div><div>! Install approved intumescent strip and cold smoke seal along the bottom section of the hinge edge of the fire door close to flat 20 on the 1st floor.</div><div>! Ensure the Safe Condition (Green & White) Fire Exit 'Running Man' signs directing persons to the alternative escape route near to flat 4 are re-installed upon completion of the contractor's works.</div><div>! Mandatory 'Fire Escape - Keep Clear' signs should be displayed on the external sides of the alternative fire exit doors from the stairs & corridor RHS of the building.</div><div>! Mandatory 'Keep Locked Shut' signs should be installed on the doors to store cupboards around the property.</div><div>! Install mandatory 'Fire Door - Keep Shut' signs on both sides of door to the common kitchen.</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>		