


MUST DO	SHOULD DO	COULD DO
No actions required	<ul style="list-style-type: none">* The common areas within a property providing sleeping accommodation should be 'fire sterile' & kept clear of storage at all times.All combustible/flammable materials should be removed from the electrical intake cupboards.* It should be verified that current, valid, third party test certificates are in place for the existing composite door assemblies identified.* 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.* 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, adequately separating the voids above the flats & common area.* The emergency lighting system should be subject to monthly activation tests & annual maintenance, in accordance with British Standard 5266-8.* The property has been designed to support a 'stay put' fire safety strategy, whereby only those directly affected or threatened by are required to evacuate from the premises. This is due to the standard of the structural fire separation in place.* Ensure that correct fully completed Fire Action Notices are displayed at the common entrances.* The operability of the fireman's override switch should be checked during routine maintenance of the door entry system.* 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' 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.	<ul style="list-style-type: none">! Mandatory 'Keep Locked Shut' signs should be installed on the doors identified throughout the common areas.! Install mandatory 'Fire Door - Keep Shut' signs on both sides of all fire doors situated along the escape routes throughout the premises.! Full records of routine inspections & the testing & maintenance of fire safety provisions should be kept.

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