

Nairn 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 I 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.* Arrange for the fixed electrical installations in the common areas to be periodically inspected by an approved contractor (NICEIC or equivalent).* All combustible/flammable materials should be removed from the electrical intake room.* Damaged/repair works may be repaired in accordance with an 'Accepted Repair Technique (ART)'.* The common areas within a property providing sleeping accommodation should be 'Fire Sterile' & kept clear of storage at all times.* 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.* The emergency lighting system should be subject to monthly activation tests & annual maintenance, in accordance with British Standard 5266-8.* All fire extinguishers kept on site should be regularly maintained & have tamper seals/safety pins securely fitted in order to prevent accidental discharge.* It should be ensured that appropriate 'Stay Put' Fire Action notices are distributed to & discussed with the residents.* 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">I The gaps between the door edges and the frame should be reduced to 3mm around the top and side edges or so that cold smoke seals make contact between the door edges & frame when closed.

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