

Norman House

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">* 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.* 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.* The gaps between the door edges and the frame should be reduced to 3mm around the top & side edges.* The door to the Salon should be fitted with an adequate self-closing mechanism.* The breaches in compartmentation identified should be adequately fire stopped.* A suitable emergency door release mechanism should be installed on the external side of the door leading back into the building from the air source heat pump room on the 1st floor.* Install a handle on the internal side of the door to the boiler room.* Whilst the heat detectors within the flats may serve to provide additional detection and warning resilience & could be used by a remote alarm receiving centre to confirm a fire condition, the activation of a heat detector within a flat should not trigger a full evacuation alarm signal, which contradicts the stay put policy in place.* Ensure that the assembly point details are displayed on all Fire Action Notices & that the point is consistent with the details on the notice in the main entrance area.* Ensure that a fully completed Fire Action Notice is displayed near to the manual call point in the boiler room.Ensure that a fully completed Fire Action Notice is displayed near to the manual call point in the common laundry room.* Display a suitable 'Push Bar to Exit' signs above the opening mechanisms on the alternative fire exit doors throughout.* It is recommended that fire safety information relating to the premises is made available to the attending Fire & Rescue Service in the event of a fire. It is recommended that this information is kept within a Premises Information Box either outside the main entrance or within the entrance lobby.	<ul style="list-style-type: none">! All combustible materials should be removed from the electrical riser cupboard next to the lift on the ground floor. Remove items from boiler room.! The common areas within a property providing sleeping accommodation should be 'Fire Sterile' & kept clear of storage at all times.! It is advisable that a fire exit directional sign is installed on the wall above flat 27 facing the lift lobby, so that it is clearly visible from the lobby areas.! Install a mandatory 'Fire Door - Keep Shut' sign on the stairwell landing of the common stairwells throughout.



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