


Old Brewery 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 No actions required	SHOULD DO <ul style="list-style-type: none"> * All combustible/flammable materials should be removed from the areas identified. * The common areas within a property providing sleeping accommodation should be 'Fire Sterile' & kept clear of storage at all times. * It should be verified that current, valid, third party test certificates are in place for the existing composite door assemblies identified. * 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.' * It should be verified that the system is set to return to the unlocked position upon a loss of power or system error, in accordance with BS 9999. * The breaches in compartmentation identified should be adequately fire stopped. * 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. * The emergency lighting system should be subject to annual maintenance, in accordance with British Standard 5266-8. * Automatic fire detection should be installed within the areas identified and incorporated into the current fire alarm detection and warning system in place in accordance with BS 5839-1. * All fire extinguishers kept on site should be regularly maintained and 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. * Ensure that fully completed Fire Action Notices are displayed above the manual call points throughout the premises. * A Safe Condition (Green & White) Fire Exit 'Running Man' sign directing persons to the alternative fire escape should be displayed, whilst the alternative final exit door should be clearly signed as a fire exit. * Display a suitable 'Push Bar to Exit' signs above the opening mechanisms on the fire exit doors identified. * Display Fire Action signage instructing that the lifts must not be used in the event of a fire. These signs must be displayed on each floor by the lift. * 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': The responsible person must display fire safety instructions in a conspicuous part of the building. * In line with the 'Fire Safety Regulations 2022' & Section 156 of the 'Building Safety' act: The responsible person must provide fire safety Instructions to new residents. 	COULD DO <ul style="list-style-type: none"> ! A mandatory 'Fire Escape – Keep Clear' sign should be displayed on the external side of the fire exit door identified. The sign should be clearly visible at all times. ! The vent identified should be replaced with approved fire rated intumescent vent/fire damper.
<div>  <div> IF YOU WOULD LIKE TO SEE THE FULL RISK ASSESSMENT, PLEASE CONTACT PETER TOULSON ON 020 8642 1500 </div> </div>		