

Peppermint 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 ! 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 the fixed electrical installations in the common areas to be periodically inspected by an approved contractor (NICEIC or equivalent).* In line with the 'Industry best practice manual 2.0: Guidelines for the operation and maintenance of rooftop solar photovoltaic systems' & 'British Standard 7671 IET Wiring Regulations' a regular cleaning and preventative maintenance schedule should be implemented.* Arrange for all portable electrical equipment provided within the common areas to be subject to routine PAT tests.* All combustible/flammable materials should be removed from the areas identified.* The doors identified should be inspected and eased/adjusted accordingly so that the doors adequately self-close from all angles & sit flush within their frames when closed.* 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.'* Protect the common escape route by housing the fixed electrical installations within an enclosure affording 30 minutes fire resistance & keep locked shut.* 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.* The emergency lighting system should be subject to annual maintenance, in accordance with British Standard 5266-8.* Given that the property houses persons over 55 years only, who may be slower to react to a fire alarm signal, the early summoning of the fire & rescue service should be achieved by the remote monitoring of the BS 5389-6, Grade D detectors/alarms within the lounge/kitchenette & mobility store.* Systems of automatically opening vents, or vents electrically controlled but manually operated, should be subject to routine testing and periodic servicing.* An arrangement to inspect and maintain the dry riser system in accordance with BS 9990.* It should be ensured that appropriate 'Stay Put' Fire Action notices are distributed to & discussed with the residents.* Ensure that fully a completed Fire Action Notice is displayed at the common entrance and be sufficient to meet the requirements in the 'Fire Safety (England) Regulations 2022.'* Safe Condition (Green & White) Fire Exit 'Running Man' signs directing persons to the alternative escape route should be displayed, whilst the alternative final exit door should be clearly signed as a fire exit.* 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 (England) Regulations 2022' & 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 'Fire Escape – Keep Clear' signs should be displayed on the external sides of the final fire exit doors/gate throughout. The signs should be clearly visible at all times.! Install mandatory 'Fire Door - Keep Shut' signs on both sides of the door identified.