

Robertson 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">* Arrange for all portable electrical equipment provided within the common areas to be subject to routine PAT tests.* 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 cupboard.* It is recommended that all refuse should be stored in the designated refuse area.* 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.* All fire doors should not be obstructed from performing & fully self-closing.* 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 emergency lighting system should be subject to monthly activation tests & annual maintenance, in accordance with British Standard 5266-8.* The breaches in compartmentation identified should be adequately fire stopped.* Automatic fire detection should be installed within the area identified & incorporated into the current fire alarm detection & warning 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' - 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 & information to new residents.	<ul style="list-style-type: none">! A replacement hatch affording a notional 30 minutes fire resistance in accordance with BS 476 should be installed.

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