

## Ronald 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"><li>* Routine portable appliance (PAT) testing has been carried out on the majority of the electrical equipment throughout the building (last undertaken 05.04.2024).</li><li>* Stored items were observed within service areas. All combustible/flammable materials should be removed from the areas identified.</li><li>* It is recommended that the soft furnishings &amp; curtains should not be provided within the common areas, in order to reduce the fire load.</li><li>* The walls/ceilings within the common area should be decorated with materials tested to achieve a minimum classification; B-S3,D2 in accordance with BS EN 13501-1.</li><li>* 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 &amp; top edges of the door.</li><li>* The doors which failed to adequately self-close should be inspected &amp; eased/adjusted accordingly so that the doors adequately self-closes from all angles &amp; sits flush within their frames when closed.</li><li>* The painted cold smoke seals should be replaced with an approved product on a like for like basis.</li><li>* Secure locks should be fitted to the hatch doors identified.</li><li>* 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 &amp; are maintained in an efficient state, in efficient working order &amp; in good repair.'</li><li>* It is recommended that a formal compartmentation survey is undertaken within the building to identify all compartmentation damage/breaches &amp; to specify appropriate remedial/fire stopping works.</li><li>* The vent identified should be replaced with approved fire rated intumescent vent/fire damper.</li><li>* It is advisable to install an automatic fire-resisting shutter at the base of the refuse chute to restrict the spread of fire &amp; smoke from a fire in the receptacle room.</li><li>* It should be verified that the glass bricks identified achieve a minimum 60 minutes fire resistance.</li><li>* The glazing identified should be replaced with materials tested to achieve 30 minutes fire resistance.</li><li>* If the fire resistance of the panels cannot be confirmed, then they should be upgraded/replaced with approved fire rated materials affording a minimum 30 minutes fire resistance.</li><li>* In accordance with BS 7671 all wiring systems should be supported such that they will not be liable to premature collapse in the event of a fire.</li><li>* The emergency lighting system should be subject to annual maintenance, in accordance with British Standard 5266-8.</li><li>* In order to provide a facility for extinguishing small fires in their early stages, simple multi-purpose fire extinguishers are recommended within the laundry &amp; boiler rooms.</li><li>* An inspection of the common areas, incorporating the escape routes &amp; an inspection of any installed fire safety provisions should be performed routinely by a suitably competent person.</li><li>* In line with the 'Fire Safety Regulations 2022' the responsible person must display fire safety instructions in a conspicuous part of the building.</li><li>* In line with the 'Fire Safety Regulations 2022' &amp; Section 156 of the 'Building Safety' act: The responsible person must provide Fire Safety Instructions &amp; information to new residents.</li></ul>	<ul style="list-style-type: none"><li>! It is advisable that the ceiling within the ground floor corridor between the front &amp; rear blocks should be applied with fire retardant treatment or enclosed within a fire resisting structure.</li><li>! Mandatory 'Keep Locked Shut' signs should be installed on all cupboard/room doors throughout the common areas.</li></ul>