

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). * All combustible/flammable materials should be removed from the areas identified. * 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 & 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.' * Arrange for an intrusive survey to verify the fire resistance of the lobby walls along the front stairwell. * It is recommended that a formal compartmentation survey is undertaken within the building to identify all compartmentation damage/breaches & to specify appropriate remedial/fire stopping works. * Compartmentation should be suitably restored in the areas identified where expanding foam has been used to fill large breaches. * If the fire resistance of the areas identified cannot be confirmed then the areas should be upgraded/replaced within approved fire rated materials affording a minimum 30 minutes fire resistance. * It should be confirmed that the metal walkway/staircase has been subject to inspections & maintenance in line with The Regulatory Reform (Fire Safety) Order 2005 -17. * The non fire rated doors identified should be replaced with FD30 self-closing door sets compliant to BS 476-22 or BS EN 1634. * The painted cold smoke seals should be replaced with an approved product on a like for like basis. * Secure locks should be fitted to the hatch doors identified. * 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 & warning system in place in accordance with BS 5839-1. * It should be ensured that appropriate 'Stay Put' Fire Action notices are distributed to & discussed with the residents. * 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. * It should be verified that the glass bricks identified achieve a minimum 60 minutes fire resistance. * 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 (England) Regulations 2022.' 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"> ! The use of the cooking facilities within the kitchen areas should be routinely monitored. ! A mandatory 'Fire Escape – Keep Clear' sign should be displayed on the external side of the fire exit door identified. ! Install mandatory 'Fire Door - Keep Shut' signs on both sides of all fire doors situated along the escape routes throughout the premises. ! Mandatory 'Keep Locked Shut' signs should be installed on the doors identified.