

| MUST DO | SHOULD DO | COULD DO |
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| No actions required | <ul style="list-style-type: none"> * Ensure that the residents/regular visitors to the property are made aware of their legal obligation not to smoke within the enclosed common parts. * At TUW036-041, arrange for the entrance door to be inspected by a competent contractor & to undertake remedial actions accordingly to ensure the common area remains secure when not in use. * The common areas within a property providing sleeping accommodation should be 'fire sterile' & always kept clear of storage at all times. * Arrange for the refuse to be cleared & residents informed that refuse is to be disposed of in suitable receptacles &/or arrangements made for the collection of larger items. * All combustible/flammable materials should be removed from the electrical intake cupboards. * It should be verified that current, valid, third party test certificates are in place for the existing composite door assemblies 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 and top edges of the door. The fire door defects identified may be repaired/alterd in accordance with an 'Accepted Repair Technique (ART)' in accordance with specification provided by a relevant UKAS accredited body (e.g. BM Trada), provided that the work is in accordance with the manufacturers test data. * 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 breaches in compartmentation identified should be adequately fire stopped. * If it cannot be verified that the panels achieve adequate fire resistance, the panels should be upgraded/replaced, using materials tested to achieve a minimum of 30 minutes fire resistance, in accordance with BS 476-22. * Arrange access for a competent contractor to inspect the roof void/loft space. It should be confirmed that the common area compartment wall runs in a continuous vertical plane from ground to roof level. * The Emergency Lighting System should be subject to monthly activation tests & annual maintenance, in accordance with British Standard 5266-8. * The BS 5839-6, Grade D smoke detectors/alarms alarm system within the common areas should be retained only if the 'stay put' strategy in place is clearly communicated to & understood by the residents. * Ensure that a fully completed Stay Put Fire Action Notice is displayed at the main entrance to the property & be sufficient to meet the requirements in the 'Fire Safety Regulations 2022' to display Fire Safety Instructions in a conspicuous part of all buildings. * 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' & Section 156 of the 'Building Safety' act: The responsible person must provide fire safety Instructions & information to new residents. * In line with the 'Fire Safety Regulations 2022' the responsible person must display Fire Safety Instructions in a conspicuous part of the building. | <ul style="list-style-type: none"> ! Full records of routine inspections & the testing & maintenance of Fire Safety provisions should be kept. |

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