

Trickett House

Assessment of fire risks and recommended actions: summary

INSPECTION: DECEMBER 2019 A SUMMARY OF THE RECOMMENDATIONS SET OUT WITHIN SECTION C TO THE REPORT **ASSESSMENT OF IDENTIFIED RISKS AND RECOMMENDED ACTIONS**

KEY ✓ Action completed or on regular programme. ⚙ Work in progress; completion by March 2021.



MUST DO

No actions required.



SHOULD DO

- ✓ All combustible/flammable materials should be removed from the electrical intake rooms.
- ✓ An arrangement to maintain the laundry equipment in place in accordance with the manufacturers guidance should be implemented.
- ✓ In view of this, it should be ensured that **all** front doors to the flats are fitted with suitable positive action self-closing devices.
- ✓ Ease and adjust fire doors as required to ensure that they are well fitting and suitably self closing.
- ✓ Protect the common escape route by housing the fixed electrical installations identified within an enclosure affording one hour's fire resistance.
- ✓ Complete fire stopping works within the electrical intake rooms as directed.
- ✓ The emergency lighting system should be subject to **monthly** activation tests and annual three hour tests, in accordance with British Standard 5266-1.
- ⚙ It is recommended that replacement notice boards, which incorporate a cover which achieves **class 0** in respect of the surface spread of flame as defined in BS 476, are installed.
- ⚙ Clearly highlight the step edges throughout the **external staircases**.
- ⚙ Carry out an intrusive inspection of all fire stopping works.
- ⚙ Undertake fire stopping works around service penetrations routed via compartment walls throughout the roof voids.
- ⚙ Ensure that a fully completed Fire Action Notices is displayed above the fire alarm call point by the exit from the lounge area.



COULD DO

- ✓ The use of the cooking facilities within the kitchen areas should be routinely monitored.
- ✓ The operability of the Dorguard devices installed throughout should be checked following routine fire alarm testing and maintenance.
- ⚙ All service penetrations routed via the compartment walls above the false ceilings should be fully fire stopped.
- ⚙ Suitable cold smoke seals and intumescent strips should be fitted to the top and side edges of the doors/frames to the lounge and kitchen areas (from the corridor).
- ⚙ Mandatory 'Fire Escape – Keep Clear' signs should be displayed on the external sides of all final fire exit doors throughout.
- ⚙ The sign should be clearly visible at all times.
- ⚙ It is recommended that simple '**Automatic Fire Door – Keep Clear**' signs are displayed on doors fitted with Dorguard hold open devices. Whilst other sub dividing doors which have not been fitted with hold open devices should be fitted with 'Fire Door – Keep Shut' signs on both sides.
- ⚙ All locked fire doors (to service cupboards etc) should have '**Fire Door Keep Locked**' signs on the external sides.