

## FIRE RISK ASSESSMENT – SUMMARY SHEET

Publish Date – 20/11/2017

Property Reference 8010016369

Address  
Burnt Ash  
Heights, Pike  
Close, Bromley,  
BR1 5BN

Premises Risk Rating A

Recommended Evacuation Strategy Stay Put

Target Completion Date for all outstanding recommendations 31<sup>st</sup> January 2018.

Basic Summary of Recommendations	Current Status	Risk Priority Rating
Confirm the lighting protection system is maintained and tested	Completed	Priority 3
Repair/ replace emergency lighting in the 3rd floor lift lobby and 13th floor staircase and ensure routine servicing	Scheduled	Priority 3
Fire Action Notice signage	Completed	Priority 3
Ensure extension leads from sockets are not running from the communal area to that flat.	Completed	Priority 1
Remove objects from the common part	Completed	Priority 1
Recommend the discards are removed from the 5th and 7th floor riser cupboards.	Completed	Priority 1
Ensure all protected staircase doors are kept closed (do not allow door wedges)	Completed	Priority 1
Further investigation required above the communal access corridor ceilings to ensure adequate compartmentation is achieved between the flats and corridor.	Completed	Priority 1
Confirm adequate compartmentation is achieved within the locked room adjacent to the rear stairwell exit door (externally)	Completed	Priority 1
Confirm the push button exits to all fire exit doors have a fail safe mode to ensure they open in the event of a loss of power	Completed	Priority 3
Recommend residents are advised to contact Riverside Housing if they require any assistance in developing their personal escape plan or need any further fire safety advice/ include providing an addendum to the fire action notice signage	Completed	Priority 3
Recommend that all other flats be checked to confirm provision and working condition of smoke alarms	Completed	Priority 3
Recommend the entrance doors to flats 19, 20, 34, 35 and 42 are replaced with FD30s self-closing doors.	Completed	Priority 1
Management should establish a rolling programme of checks to all other flat entrance doors to confirm that self-closers are fitted and remain effective.	Completed	Priority 1
Fit "Fire Exit Keep Clear" signs to the 2 rear elevation Fire Exit doors. Fit "Fire Door Keep Locked Shut" signs to the 2 boiler room doors.	Completed	Priority 3
Recommend the staircase lobbies are provided with a means to vent smoke in the event of an incident.	Scheduled	Priority 3

Fire Risk Assessments are undertaken in accordance with The Riverside Group Ltd, Fire Policy, which is endorsed by London Fire Brigade.

If you have any questions regarding progress with the fire actions within your building please contact Riverside on 0345 111 0000.