



FIRE

STRATEGY REPORT

89 Laburnum House,
1-93 Bradwell Avenue,
Dagenham

RM10 7AE

Date: 23/01/2024

This report has been prepared for the London Borough of Barking and Dagenham by Firntec Building Compliance.

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1. INTRODUCTION

1.1 Background

- 1.1.1. Firntec have been appointed by London Borough of Barking and Dagenham to provide a fire safety consultancy review and document the fire safety strategy for the Laburnum House building, with the view of providing comment regarding the level of fire safety currently offered by the design and recommendations relating to mitigate any risks posed.
- 1.1.2. This report documents the retrospective fire safety strategy for this occupied building. It consists of a review of the fire safety provisions in the building to highlight non-compliances and the fire safety strategy proposed to support those provisions. As a retrospective fire safety strategy, it is expected that this document will serve as a key reference document for on-going management of the premises, future fire risk assessments and prospective redevelopments.
- 1.1.3. This strategy will help to identify non-compliances with respect to current regulations as a 'gap analysis'. The gap analysis is useful in order to understand and visualize – to a certain extent – the overall fire risks for the premises.
- 1.1.4. This report is intended to document the strategic design rather than to provide detailed construction and specification information. This report has considered the fire safety recommendations within the 'Purpose built Block of Flats Guide' for this existing building.
- 1.1.5. The fire safety strategy documented herein is issued to building management so that the current standard of fire safety within the building can be estimated more accurately. The gap-analysis provides a summary of the identified deficiencies that are recommended to be addressed and closed out.

1.1.6. Appendix A - discusses assumptions which have been made in support of this fire strategy. Some of these assumptions may need to be checked on-site via detailed surveys to confirm they are appropriately provided/installed.

1.2 Legislation requirements

1.2.1. Fire safety in buildings is governed by various pieces of legislation in the UK. The Building Regulations 2010, Part B, Fire Safety applies to building design, whilst for fire safety management in buildings, compliance with the Regulatory Reform (Fire Safety) Order 2005 (FSO) is required.

1.2.2. As an existing building, the on-going use and need for compliance is primarily covered by the FSO. However, as a benchmark standard the strategy has been developed to satisfy the requirements of the Building Regulations 2010 (as amended), namely:

- B1 – Means of warning and escape.
- B2 – Internal fire spread (linings).
- B3 – Internal fire spread (structure).
- B4 – External fire spread.
- B5 – Access and facilities for the fire and rescue service.

1.2.3. This retrospective fire safety strategy primarily addresses life safety under the Building Regulations 2010 but can also be used to support the generation of the fire risk assessment for the purposes of compliance with the FSO. This is the duty of the 'Responsible Person' & 'Accountable Person' for the building. Further information regarding the FSO is provided in the fire safety management section of this strategy (Section 7).

1.2.4. This report provides sufficient information, which is consistent with the requirements of Regulation 38 and Golden Thread approach, to facilitate the comprehensive and on-going operation of a building from a fire safety perspective by building management. It can be used to aid the 'Responsible Person(s)' & 'Accountable Person(s)' in maintaining the fire risk assessment for the premises, including use by their fire safety management team. In this respect, it may also be used to consult with the local fire and rescue services and inform any prospective reviews or audits of the premises.

1.2.5. The overall strategy has not been specifically developed to address property protection. However, the features that are included for life safety, as required by the Building Regulations 2010, are expected to contribute to some extent to business continuity and property protection.

1.2.6. This strategy has been developed in cognisance of the Construction (Design and Management) Regulations 2015, which sets out what should be considered in order to protect anyone involved in the ongoing use of a building.

1.2.7. This strategy does not address site fire safety during any future construction / refurbishing works. The Health and Safety Executive (HSE) issues guidance on identifying and managing fire precautions during the works and this should be consulted.

1.3 Design basis and guidance

1.3.1. This retrospective fire safety strategy has been developed to satisfy the requirements for fire safety under the Building Regulations 2010. The existing provisions and proposed fire safety strategy have been primarily benchmarked against the recommendations as set within Approved Document B and BS9991 – the code of practice for fire safety in the design, management and use of residential buildings and the codes of practice referenced therein.

1.3.2. Retrospective fire strategies are necessary when the original design stage documentation is missing. This documentation typically includes fire safety features, construction materials, compartmentation details, evacuation plans, and other essential fire safety information. Without this information, it becomes challenging to accurately assess the building's fire safety measures and develop effective strategies to mitigate fire risks.

1.3.3. The fire safety strategy takes cognisance of the fact that the building is existing and has already been constructed and / or refurbished in various stages over a number of years, as a result includes aspects which do not comply with contemporary guidance. As recognised within contemporary guidance however, where adherence with prescriptive guidelines is not practicable, fire engineering principles incorporating risk-based assessment may be adopted to substantiate performance-based design solutions that meet the functional requirements of the Building Regulations 2010.

1.3.4. The design is partially in accordance with building regulations i.e. Approved Document B and BS9991, although with several deviations.

1.3.5. Any new installation or refurbishment should be installed according to the current edition of relevant building regulations and published guidance.

2. PROJECT OVERVIEW AND DESIGN BASIS

2.1 Building Description & Historical Context

2.1.1 Laburnum House is 1968 built an accommodation building for general needs occupation comprising of 93 flats. The building appears to be of concrete construction.

2.1.2 The premises is 17 floors (Ground 1 – 16), with a height of 59.5m and therefore the Laburnum House building is in scope of the Building Safety Act. The building consists of general needs flats accommodation, externally

accessed services rooms (bin room, bulk storage room and substation) located on the ground floor. There are x 3 ground floor final exits: the main entrance, one directly to the rear and one at the side of the block, with a single common staircase and two central passenger lifts. The top floor is for plant and lift motor room only and is secured with access only via stairs.

- 2.1.3 No external wall survey has been made available for the building but there is a fire risk assessment dated 27/04/2022. The risk assessment gives the construction type as concrete frame, with concrete masonry and brick finish, which is in keeping with observations on the day of the site familiarization visit.

2.2 Occupancy

- 2.2.1 The total number of residents in the building is believed to be around 186 (based on 2 occupants per flat). This number does not allow for visitors and contractors that could reasonably total an extra 20 persons on any given day, giving an approximate total of 206 residents in the building.

3. MEANS OF WARNING AND ESCAPE

Building Regulations requirement B1:

“The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.”

3.1 Evacuation Regime

- 3.1.1 The current fire risk assessment gives the evacuation strategy as “stay put”. This is in line with the fire action notices displayed in communal areas.



Fire action notice

3.2 Means of Detection and Alarm

3.2.1 Automatic detection was seen in the common areas of the building with the alarm panel in the ground floor lobby. Detection is in place for the activation of the Automatic Opening Vents (AOV's) and the system has sounders in the common areas. Standalone detection is in place for the flats. No manual call points are available.

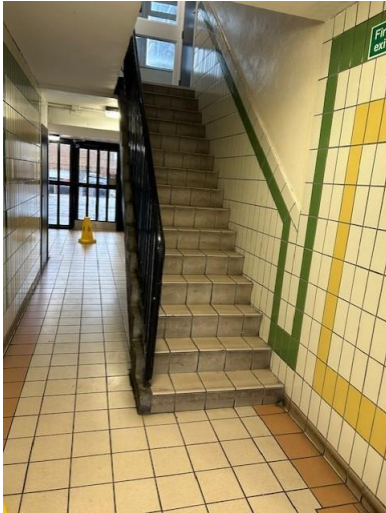


Common area detection

3.3 Means of Escape Overview

3.3.1 The general philosophy for means of escape is that persons can turn their back from a fire and use an alternative escape route, alternatively, travel distance limitations are to be met and access to a single route and final exit being available without passing through other rooms. Generally, the location of final exits and disposition of the escape routes and exits allow for suitable means of escape from all areas.

3.3.2 Laburnum House has a single protected staircase that leads to a x3 final ground floor exits, fresh air and a place of safety.



Protected stairs



Final exit

3.3.3 ADB v1 Dwellings gives us a maximum travel distance of 7.5m for escape in one direction and 30m for more than one direction of travel, from a flat entrance door to a common stair or stair lobby. The building is built to the standard of the day with all flats dispersing towards protected stairs /lobby and a relative place of safety. With the protected stairs acting as a relative place of safety, the requirements of ADB are met in all areas.

3.3.4 Automatic opening vents (AOV's) are provided to ventilate the escape routes from smoke; these are provided to the central lobby external windows. These are connected to the alarm system. Switch boxes are in place for fire service use.



AOV window in lift lobby

3.4 Escape Beyond Final Exits

3.4.1 A fire assembly point is not promoted as a stay put policy is in place. Once outside into fresh air and a place of safety, a final place of safety can be easily sort.

3.5 Fire Doors and Escape Doors

3.5.1 The standard of Fire doors provided for the flat front doors, and corridors/lobbies has been given by building management as a minimum of FD30, with some FD60 in place. As certification is not available, these doors would be deemed as Nominal FD30/FD60. No evidence of a fire door inspection schedule has been provided.



Fire door

3.6 Emergency Escape Lighting / Lightning protection

3.6.1 Emergency lighting was seen on the escape routes, change of levels and promoting the final exit. These were incorporated into the buildings general lighting for the common shared areas.

3.7 Fire Safety Signage

3.7.1 Fire safety signs should be installed where necessary to provide clear identification of fire precautions and means of escape in the event of fire. All parts of the building should be fitted with appropriate fire safety signage to comply with The Health and Safety (Signs and Signals) Regulations 1996 i.e., signage to be specified in accordance with BS ISO 3864-1 and following the principles of the Safety Signs and Signals: Guidance on Regulations Publication.

3.7.2 The purpose of fire signs is to direct persons towards fire exits, or to provide specific information or warning about equipment, doors, rooms, or procedures. They should be recognisable, readable, and

informative, as they convey essential information to regular and infrequent users of the premises, and the fire and rescue Service.

3.7.3 With the above in mind, directional fire safety signs are in place across the premises.

3.7.4 Laburnum House has x2 passenger lifts in place, with each floor having an identical lift lobby. The two lifts are not for use in an evacuation situation. The lifts serve odd and even floor and both disperse to the ground floor. The lifts are given as fireman's standard. There is an override control switch at access level for firefighter's use and the maximum weight is 630kg. This would indicate that the lifts are fireman's standard.



Lift sign

3.7.5 The building operates a 'no smoking policy in all areas, with 'no smoking' signage noted in communal areas. Residents are permitted to smoke in their own premises.



No smoking sign

3.7.6 In line with Fire Safety England Regulations 2022 and Approved Document B. Wayfinding signage requirements depicting floor level and flat numbers should be sited in stairwells and lobbies. The building does not conform with current requirements.

See extract from ADB detailing the necessary requirements below:

Wayfinding signage for the fire service

15.13 To assist the fire service to identify each floor in a block of flats with a top storey more than 11m above ground level (see Diagram D6), floor identification signs and flat indicator signs should be provided.

15.14 The floor identification signs should meet all of the following conditions.

- a. The signs should be located on every landing of a protected stairway and every protected corridor/lobby (or open access balcony) into which a firefighting lift opens.
- b. The text should be in sans serif typeface with a letter height of at least 50mm. The height of the numeral that designates the floor number should be at least 75mm.
- c. The signs should be visible from the top step of a firefighting stair and, where possible, from inside a firefighting lift when the lift car doors open.
- d. The signs should be mounted between 1.7m and 2m above floor level and, as far as practicable, all the signs should be mounted at the same height.
- e. The text should be on a contrasting background, easily legible and readable in low level lighting conditions or when illuminated with a torch.

4. INTERNAL FIRE SPREAD

Building Regulations requirement B2:

- To inhibit the spread of fire within the building, the internal lining shall:
 - Adequately resist the spread of flame over their surfaces; and
 - Have, if ignited, a rate of heat release or a rate of fire growth, which is reasonable in the circumstances.
- In this paragraph 'internal linings' mean the materials or products used in lining any partition, wall, ceiling or other internal structure."

Building Regulations requirement B3:

- The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period.
- A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those buildings.
- Where reasonably necessary to inhibit the spread of fire within the building, measures shall be taken, to an extent appropriate to the size and intended use of the building, comprising either or both of the following:
 - sub-division of the building with fire resisting construction.
 - installation of suitable automatic fire suppression systems.
- The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.

4.1 Internal Linings

4.1.1 In the early stages of a fire in a building, the choice of material for the lining of walls and ceilings can significantly affect the spread of fire and its rate of growth. Wall and ceiling linings should achieve at the surface spread of flame and fire classifications specified in the table below, as a minimum. This is likely to be the case due to solid masonry walls throughout the communal areas of the building.

4.1.2 Parts of the wall area of an individual room are permitted to be of a poorer performance classification than those set out but no worse than European Class D-s3, d2. This variation is limited to an area not exceeding half the floor area of the room, 20 m² in residential / ancillary areas, or 60m² in commercial areas, whichever is less.

4.1.3 Where thermoplastic materials which do not comply are used (e.g., windows, roof- lights and lighting diffusers only), these are to comply with the recommendations given in ADB.

Minimum surface spread of flame classification requirements

Location	European Class
Rooms	C-s3, d2
Escape Routes	B-s3, d2
Small rooms ≤30m ²	D-s3, d2
Other commercial rooms	C-s3, d2

4.2 Structural Fire Resistance

4.2.1 The building was originally built in the late 1960's to the standard of the day. No external wall survey has been made available for the building but there is a fire risk assessment dated 27/04/2023. The building does appear to be of masonry and brick construction, built to the standard of the day, but the fire resistance has not been formally confirmed via a survey.

4.3 Compartmentation and Fire-Resisting Construction

4.3.1 In accordance with ADB, levels of compartmentation, the following internal lines of compartmentation are required:

- Floors
- Communal corridors (walls separating residential communal areas)
- Stair cores – including ancillary areas opening into it
- Communal lobbies
- Lift shaft
- Walls in between each residential flat
- Wall surrounding refuse store to base of fire escape stairs

4.4 Cavity Barriers and Concealed Spaces

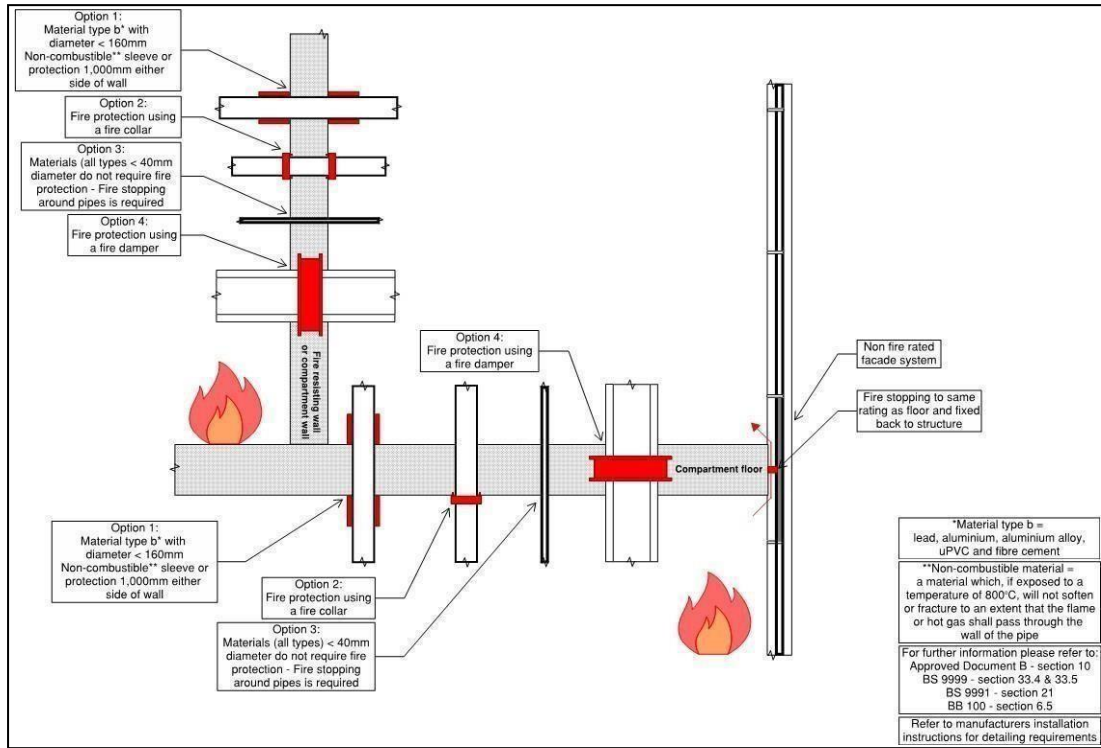
4.4.1 The standard of the cavity barriers is not known. Due to the solid concrete walls and floors and, there is likely to be reduced risks of exposed cavities.

4.5 Fire-Stopping and Penetrations through Fire-Resisting Construction

Minimum periods of fire resistance for fire-separating elements are:

Elements requiring fire-separation	Period of fire resistance / Minutes (*)	Exposure	Fire doors (**)
Compartment walls	60	From each side separately	FD30S
Fire separation to escape routes	60	From each side separately	FD30S
Compartment floors - Upper floors	60	From beneath	N/A
Ancillary rooms	60	Risk side	FD30S

Typical fire-stopping and penetration expectations



5.1 External surfaces of walls

5.1.1 Whilst considering the stringent requirements to “relevant buildings” (as amended by the building regulations), building of these heights meet the requirements of 18m or more. The fire performance of the external wall surface is required to be a minimum A2-s1, d0. As highlighted earlier in this strategy, the Laburnum House building has no external wall survey in place so compliance with this requirement is not known.

10.14 Regulation 7(2) applies to any building with a storey at least 18m above ground level (as measured in accordance with Diagram D6 in Appendix D) and which contains one or more dwellings; an institution; or a room for residential purposes. It requires that all materials which become part of an external wall or specified attachment achieve class A2-s1, d0 or class A1 in accordance with BS EN 13501-1, other than those exempted by regulation 7(3).

External surfaces

10.5 The external surfaces (i.e. outermost external material) of external walls should comply with the provisions in Table 10.1. The provisions in Table 10.1 apply to each wall individually in relation to its proximity to the relevant boundary.

Table 10.1 Reaction to fire performance of external surface of walls

Building type	Building height	Less than 1000mm from the relevant boundary	1000mm or more from the relevant boundary
'Relevant buildings' as defined in regulation 7(4) (see paragraph 10.14)		Class A2-s1, d0 ⁽¹⁾ or better	Class A2-s1, d0 ⁽¹⁾ or better
All 'residential' purpose groups (purpose groups 1 and 2)	More than 11m	Class A2-s1, d0 ⁽²⁾ or better	Class A2-s1, d0 ⁽²⁾ or better
	11m or less	Class B-s3, d2 ⁽²⁾ or better	No provisions

5.2 Roof coverings

5.2.1 Roof coverings of AA, AB or AC are required on a desk of material of limited combustibility to both sides above compartment walls, as detailed in table below.

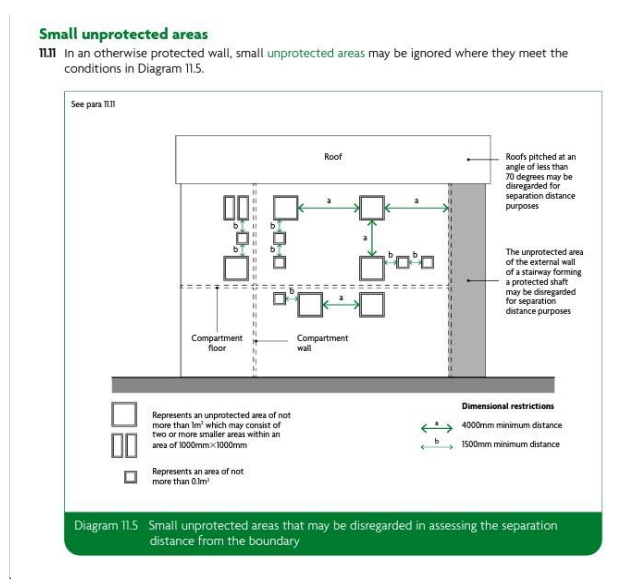
5.2.2 It is assumed that the building currently complies with these requirements, however, these should be confirmed on site if confirmation is desired.

Limitations on roof coverings

Distance from relevant boundary	Designation of roof covering		
	AA, AB, or AC	BA, BB, or BC	CA, CB, or CC
Less than 6m		x	x

At least 6m			x
At least 20m			

5.2.3 The total amount of combustible material on external walls will also be limited in practice by space separation provisions, following details within Section 11 of ADB, including the fact the premises is an existing building which has historically been approved by external Approved Inspectors and local fire service at the time of construction, the amount of unprotected openings can be accepted.



6 ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICE

Building Regulations requirement B5:

- The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life.
- Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building."

6.1 Means of notifying the fire and rescue service

6.1.1 In the event of a fire, tenants of the flat and/or other relevant persons should alert the local fire and rescue service by way of contacting the emergency services, calling 999 or 112. Fire action information is displayed across the building to this effect.

6.2 Fire appliance access to and around the site

6.2.1 As the premises and area is existing, there is no need to retrospectively upgrade the surrounding areas. However, access is available for firefighting appliances.

6.2.2 In line with ADB 13.2 as below; the exit widths appear to be adequate for the volume of residents. The exits/entrance points in the building are over 750mm in width.

13.2 For flats, either of the following provisions should be made.

- a. Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose. Every elevation to which vehicle access is provided should have a suitable door(s), not less than 750mm wide, giving access to the interior of the building. Door(s) should be provided such that there is no more than 60m between each door and/or the end of that elevation (e.g. a 150m elevation would need at least two doors).

6.2.3 The close location available for fire service vehicles, including the location of the fire hydrant, will allow for sufficient distance/coverage to the premises.

6.3 Firefighting facilities provided within the development

6.3.1 Firefighting access to the building would be via Bradwell Avenue.

6.3.2 The building is fitted with a sprinkler system for the external bin store only. As the requirements in ADB for sprinklers in accommodation over 11 meters are not retrospective, this is acceptable.

6.3.3 A dry riser system is fitted in the building, with the inlet to the front of the exterior and outlets on each level.



Dry riser outlet

6.3.4 Depending on the internal policies and procedures, particularly with the types of residents on the upper floors (some of whom may be unable to utilise the stairwells), it may be prudent to retrospectively upgrade the lift to perform the functions of an Evacuation Lift. Furthermore, guidance does stipulate that any possibilities to upgrading fire safety provisions to meet benchmark standards should be considered, in this case when the lift requires full repair or replacement, it should be replaced with a firefighting lift in accordance with BS9999, BS EN 81-72:2015 and BS EN 81-1:1998 or BS EN 81-2:1998 – Other applicable standards may be appropriate specific to site requirements. See relevant extracts from current guidance pertaining to this below:

22. Fire-fighting

- 22.1 Special facilities for use by the fire and rescue service in effecting rescue and fighting a fire are provided in tall blocks of flats. These normally comprise suitably protected stairways and lobbies, specially designed lifts for use by fire-fighters and fire mains by which the fire and rescue service can obtain water.
- 22.2 Normally, the presence (or indeed absence) of these facilities has no direct bearing on the evacuation strategy of the block. It would not normally be appropriate to seek improvements to such facilities to address issues relating to escape route design and compartmentation in blocks of flats.

70.11 Many older and disabled residents will find it difficult to use stairs in the event of a fire, and additional measures may need to be considered. These could include temporary safe refuge areas or spaces within existing protected lobbies and stairs. If lifts are provided, where reasonably practicable, consideration should be given to the provision of evacuation lifts that residents may use in the event of a fire.

6.4 Water supplies

6.4.1 The close location of the main entrance and fire hydrant will allow for sufficient coverage and access to the building with all areas within 90m.

6.5 Firefighting equipment

6.5.1 Fire Fighting equipment is not normally provided in residential premises such as these and has not been for the common areas of Laburnum House.

7 FIRE SAFETY MANAGEMENT

7.1 Fire Safety Management Documentation

7.1.1 Under Regulation 38 of the Building Regulations, this fire safety strategy report should form part of the information handed over to the management company to enable them to enact fire safety management in the building.

7.1.2 Under the FSO, the landlord or building management company is responsible for developing a fire safety plan. To achieve the required level of information dissemination and availability, a fire manual should be produced specific to the site.

7.1.3 As the premises is over 18m with two or more sets of domestic premises, as detailed in the Fire Safety (England) Regulations 2022, a SIB (Secure Information Box) is required. This has been provided for the building.



SIB

7.1.4 The SIB should be maintained and kept up to date to avoid a breach of Article 38 of the Regulatory Reform (Fire Safety) Order 2005. Information within this box could not be confirmed as the unit was secured/locked. This SIB should be regularly updated and include the following:

- a) Positioned at a location in or on the building which is readily accessible to the fire and rescue authority.

- b) Capable of containing the documents required to be placed in, it by these Regulations.
- c) Reasonably secure from unauthorised access and vandalism.
- d) The name, address, and telephone number within the United Kingdom of the accountable & responsible person.
- e) The name and contact information of such other persons within the United Kingdom who are provided with the facilities to, and are permitted to, access the building as the responsible person considers appropriate.
- f) Details of any bed ridden or persons within the building who have a PEEP
- g) Such documents as are required to be placed in it by these Regulations.
The responsible person must ensure the following: —
- h) The responsible person must provide the local fire and rescue authority with anything required to enable it to access the secure information box and must provide anything additional required as soon as reasonably practicable if there are any changes to those requirements.
- i) The responsible person must inspect the secure information box at least annually and ensure that it continues to meet the necessary requirements.

7.2 Maintenance of fire safety systems

7.2.1 The responsible person(s) and/or accountable person(s) should ensure that all fire safety arrangements being maintained are accounted for as part of their fire risk assessments. There is currently a suitable and sufficient fire risk assessment in place for the Laburnum House building.

7.3 Management of Fire Safety

7.3.1 Building management will be responsible for ensuring that fire safety provisions and assumptions for these areas are maintained and enforced. These include (but not limited to):

- Common corridors, lobbies, risk areas such as electrical intake rooms/cupboards and stairs remain suitably fire sterile (no stored combustible goods or obstacles which may hinder escape.)
- Ensuring that fire doors within the common areas may operate effectively and are not propped open.
- Fire safety information and instructions are provided to residents.
- Fire safety information including the use of fire doors and their importance/operations provided to residents.
- Up to date floor plans available.
- Details on all lifts and firefighting equipment
- Wayfinding signage which has since been installed remains up to date and correctly sited.

- Management should ensure that service risers and storage cupboards accessed from common corridors and stairs are locked shut whenever these are not in use.

7.3.2 The Fire Safety (England) Regulations 2022 made it a legal requirement from 23 January 2023 for responsible persons of all multi-occupied residential buildings in England with two or more sets of domestic premises (and which have common parts), to provide residents with fire safety instructions. Responsible persons should make sure that these instructions are shared with their residents in a form that residents can reasonably be expected to understand as below:

Responsible persons need to provide residents with instructions on:

- how to report a fire
 - a reminder of what the evacuation strategy is for that building
 - any other instruction that tells residents what they must do once a fire has occurred, based on the building's evacuation strategy
- The principal accountable person, must:
- Prepare a resident engagement strategy
 - act in accordance with the strategy
 - review and revise the strategy and keep a record of the reviews
 - provide the latest version to each accountable person
 - when necessary, consult residents, owners of residential units, and accountable persons about the strategy and take their opinions into account.
- Accountable persons, for the parts of the building that they are responsible for, must:
- provide the latest version of the strategy to residents and owners of residential units
 - tell residents about building safety work

- tell them about who will carry out the work

APPENDIX A - ASSUMPTIONS IN SUPPORT OF THE FIRE SAFETY STRATEGY REPORT

1. The current retrospective fire safety strategy is based on a number of assumptions, due to the existing nature of the building. These assumptions should be confirmed, or updated, based on the findings of site audits and, where applicable, intrusive surveys.
2. Firntec have carried out non-intrusive site visit. This was a site familiarisation exercise to understand the layout and operation of the existing building. While some building fire safety measures were noted during this exercise, a detailed survey was not carried out.
3. This appendix presents the recommendations that have been identified in this report and by our site surveys.

APPENDIX B - Summary of non-compliances and recommended actions

Design item	Recommendations	Reference
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Fire doors inspections	In line with The Fire Safety England Regulations, it is recommended that a regime of fire door inspections is implemented.	3.5.1
Wayfinding	<p>In line with Fire Safety England Regulations 2022 and Approved Document B, wayfinding signage requirements depicting floor level and flat numbers should be sited in stairwells and lobbies.</p> <p>Wayfinding signage is not fully place for the building, conforming with current requirements and requires installing. This requires rectifying.</p>	3.7.6
External wall surface	The Principle Accountable Person for the building should have undertaken by a competent person an external wall survey. Once the survey report is provided any actions and/or mitigations arising from the report should be completed.	5.1.1
Fire risk assessment actions	A suitable and sufficient fire risk assessment is in place. Any actions arising are to be completed.	7.2.1
Resident engagement	The Principle Accountable Person must prepare a resident engagement strategy and in line with the Fire Safety England Regulations and suitable act upon it.	7.3.3