

Understanding your recent fire risk assessment



Scheme name:

12 Wood Lane

Date of Fire Risk Assessment: 17/03/2020

The current evacuation policy for your scheme is:
Full evacuation

Who We Are

Pennington Choices provides property surveying and consultancy services to organisations nationwide.

We provide fire risk assessments on behalf of your housing provider, Leeds and Yorkshire Housing Association (LYHA). Fire risk assessments are a legal requirement and are therefore a standard procedure and not a cause for concern. They also help your housing provider to identify what they need to do to further prevent fires and keep you safe.

On the 17th March 2020 our assessor carried out a fire risk assessment at your scheme. The assessment was taken to identify and prevent any possible fire risks. These assessments will help LYHA to keep you safe and up to date on what to do if you do have a fire.

Should you have any queries then please contact:

Norman Davidson
Assurance and Compliance Manager
Leeds and Yorkshire Housing Association
Email: norman.davidson@lyha.co.uk
Tel: 0113 220 8103

*This report is intended for residents only

Why does my scheme need a fire risk assessment?

All schemes that have communal areas, such as corridors and common rooms, are required under legislation to have a fire risk assessment completed.

These fire risk assessments should be reviewed regularly or if your scheme's communal area has had any changes made to it, for example, extensions and changes to the building layout.

The risk assessment will identify fire risks that may be present within your scheme / property and make recommendations for improvement, if needed.

The type of things the assessors will review are:

- Fire alarm and detection
- Emergency lighting
- Fire doors
- Compartmentation
- Firefighting equipment
- Escape strategies
- Signage (in communal areas)

Please note, not all of these things will be necessary in your scheme.

The risk assessor will establish a time period for when another risk assessment should be taken for your property based on the potential risks. This means you may not have had a fire risk assessment for up to three years previously or may not need another one for the next three years after this one. However, rest assured that the fire risk assessment is reviewed regularly during this period or when any major change takes place on your scheme.

Fire Risk Assessment and action plan

A fire risk assessment is a lengthy and technical document, normally in excess of 30 pages. However, the most important part of the risk assessment is the action plan, which you will find a copy of below.

An action plan is created when your risk assessment is completed. The assessor will take an opinion of the risks at the time of the visit and make recommendations to make your scheme safer.

As you will see in the plan below, the risks range from high and medium to low. Alongside the noted risks are recommended dates for the risks to be addressed. Please note these dates are a rough guideline based on the opinion of the risk assessor.

LYHA have a remedial maintenance programme in place to achieve completion of your action plan therefore for practical reasons some actions may not necessarily be completed within the suggested dates below.

Any immediate risks (high priority) are flagged to LYHA immediately at the time of the inspection and therefore will be addressed as soon as possible.

If you would still like to view the whole risk assessment, you can request a copy from LYHA.



The table below show your scheme's action plan; the risks identified and suggestions as to how LYHA can fix them in line with current regulations:

Risk Rating	Qty	Target Completion
High	0	3 Months
Medium	3	6 Months
Low	0	12 Months
Management High	0	1 Month
Management Low	0	6 Months
Recommendation	1	Unlimited

Question No	Section	Question	Risk Rating	Observations	Recommendations	Target Date
17/a(3)	Doors in communal Area	Is there any damage to any of the doors or frames?	Medium	A 'hook and eye' latch has been fitted to the ground floor lobby fire door to hold it open.	Remove the 'hook and eye' latch fitted to the ground floor lobby fire door.	25/09/2020
17/a(11)	Doors in communal Area	Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	Medium	This item originally appeared on the 2019 fire risk assessment. The first floor lobby fire door catches on the floor covering and does not self-close.	Plane the bottom of the fire door slightly so that it clears the floor covering and self-closes.	25/09/2020
17/b(4)	Flat/Bedsit/Bedroom Doors	Can all doors be identified as being nominal FD30 or FD60 where required?	Management Medium	During the MHCLG fire testing programme for GRP flat entrance doors post Grenfell, a number of GRP fire doors failed testing (mostly those based upon the 'Manse Mastador' door leaf) and a number of GRP fire doors passed testing without any concerns raised.	In order to determine whether or not the suspected GRP flat entrance doors should be replaced, reference should be made to MHCLG documents 'GRP composite fire door test results' and 'GRP composite fire door test data', both of which are free to download from the GOV.UK website. Should it be identified that the suspected GRP flat entrance doors are of the type that failed testing, reference should be made to the flowchart shown on page 8 of the MHCLG Advice Note 'Annexe A assurance and assessment of flat entrance fire doors' (which is free to download from the GOV.UK website). This will aid the prioritisation of replacement. The Assessor considers that if the doors are identified as belonging to the group that failed testing, it should be borne in mind that there is a common area fire alarm system with coverage extended into the flats themselves and a full evacuation policy in place, and therefore prioritisation should be given to other LYHA properties, such as purpose built flats, where neither of the above are in place.	
17/b(17)	Flat/Bedsit/Bedroom Doors	Do all doors have a suitably fire rated overhead closing device?	Medium	The self closing device has been disconnected from flat X entrance door.	Reconnect the self-closing device and adjust the closing pressure to the residents capabilities.	25/09/2020
23.1	Relevant Automatic Fire Extinguishing systems	If there are any automatic extinguishing systems installed within the premises, please provide details and test dates	Recommendation	PCL strongly recommend a feasibility study is undertaken regarding the installation of a sprinkler or misting system for any domestic flats/units used for sleeping accommodation.	PCL strongly recommend a feasibility study is undertaken regarding the installation of a sprinkler or misting system for any domestic flats/units used for sleeping accommodation.	

General fire safety information

Many people worry about fires in the home, but with care and the correct measures, it can be prevented. LYHA do their part to keep you safe, but there are basic things you can follow to make sure your home is safe:

