

# Understanding your recent fire risk assessment

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Scheme name: 14 Wood Lane

Date of Fire Risk Assessment: 17/03/2020

The current evacuation policy for your scheme is:  
**Full evacuation**

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## Who We Are

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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 17<sup>th</sup> March 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](mailto:norman.davidson@lyha.co.uk)  
Tel: 0113 220 8103

\*This report is intended for residents only

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# Why does my scheme need a fire risk assessment?

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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.

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# Fire Risk Assessment and action plan

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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	2	6 Months
Low	1	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
18.1	Measures to limit fire spread and development	Based on a sample, visual inspection of the premises are there any issues regarding compartmentation to the walls, floors, ceilings and voids above cross corridor doors etc.?	Medium	The fire compartmentation in the lower ground electrical distribution room ceiling area is incomplete. The recent works to address this issue, in the Assessor's opinion, have not made any significant improvement e.g. the large quantities of standard builders foam used has no fire resistance at all.	The recent works require removal/raking out and re-instating to at least a 30-minute fire resisting standard. An intumescent collar should also be provided around the medium diameter waste pipe present. It is recommended that a company that holds a third party certification scheme for companies who install both passive and active fire protection systems is used	25/09/2020
24.1	Other Relevant Fixed Systems and Equipment	Type of fixed systems and equipment	Medium	This item originally appeared on the 2019 fire risk assessment, although it has been updated. The main entrance door is electromagnetically secured. An emergency manual override has been provided in the event that it does not disengage.	It is understood that there has been difficulty locating a test key that will fit the testing facility for this equipment where it is installed. It appears to be unique to this manufacturer. When a test key is procured, commence a monthly test that is recorded that the manual overrides are functioning correctly.	25/09/2020
5.1	Other relevant information	Any other relevant information as part of the FRA	Low	There is a timber balcony present (which may also be part of neighbouring 12 Wood Lane) and therefore consideration is required in respect of the MHCLG Advice Note 'Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings'. This Advice Note makes recommendations regarding combustible construction and external fire spread from balconies.	When referring to the MHCLG Advice Note, LYHA should be mindful that this property was originally constructed in the late 19th century and as such there have been no issues to date. In the very long term, possibly during the next refurbishment, the balconies should be replaced with non-combustible materials. The Assessor considers that in the meantime, if LYHA formulate (if not already done so) a policy on what can and cannot be stored and used on balconies by residents (e.g. BBQs, storage of combustibles etc) in order to reduce the fire risk to as low as reasonably practicable, this will support the intent of the MHCLG Advice Note until such time as the balcony construction issue is addressed.	25/03/2021
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:

