

Understanding your recent fire risk assessment



Scheme name:

Church Square No 5

Date of Fire Risk Assessment:

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 30th April 2019 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
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Leeds and Yorkshire Housing Association
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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:

Question	Risk Rating	Observations	Recommendations	Target Date
Is the standard of housekeeping adequate, taking into consideration combustibles within close proximity of ignition sources, accumulation of combustible materials or waste within the premises or stored within escape routes/auxiliary rooms etc.?	Medium	Residents waste and property was stored in the communal areas of the block.	Remove property and waste and ensure that all communal areas are kept clear at all times.	14/08/2019
Is the door furniture installed to all final exit doors satisfactory?	Medium	Some key locks have been installed onto final exit doors.	Replace key locks for thumb turn locks.	14/08/2019
Can all doors be identified as being nominal FD30 or FD60 where required?	Medium	The door behind the front entrance of the building did not appear to be suitably fire rated. The door to the electrical intake room in the basement appeared to be a notional FD30 Fire Door.	Replace both communal fire doors for modern FD30s Fire Door Sets.	14/08/2019
Are all cupboard/riser/hatch doors secured against unauthorised access where required?	Low	Electrical intake room in the basement was left open at the time of the inspection.	Ensure that the door to the electrical intake room is locked when not in use.	14/11/2019

<p>Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?</p>	<p>Medium</p>	<p>No access was gained into any flat to carry out a flat entrance door inspection.</p>	<p>LYHA to assess the entrance doors to confirm they're FD30s door sets, including 3 x fire rated Door hinges, intumescent strips and seals fitted, a fire resisting self-closing device fitted, and any door furniture is fire resist any in their construction. Install/replace any non-conformities.</p>	<p>14/08/2019</p>
<p>Based on a visual inspection of the premises are there any issues regarding compartmentation to the walls, floors, ceilings and voids above cross corridor doors etc.?</p>	<p>Medium</p>	<p>Fan lights and glass side panels did not appear to be suitably fire rated. Gaps/holes present to walls, ceilings and around services. Assessor could not confirm whether fire stopping behind casings is adequate. Poor application of expansion foam in the electrical intake room. Appeared to be no compartmentation to plastic pipe in the electrical intake room passing through ceiling.</p>	<p>Replace glazing for suitable fire rated glazing. Fill in any holes to ceilings, walls and around services using a suitable fire resistant material. Carry out further investigations to confirm whether fire stopping behind casings is adequate. Remove and re-apply poorly applied expansion foam in the electrical intake room. Apply suitable compartmentation to plastic pipe in the electrical intake room.</p>	<p>14/08/2019</p>
<p>Has the roof void been Accessed?</p>	<p>Medium</p>	<p>Roof void hasn't been accessed at the time of the assessment.</p>	<p>LYHA to access the roof void to confirm there are no breaches to the compartmentation within. Any breaches to be suitably fire stopped using the appropriate, fire resisting building materials.</p>	<p>14/08/2019</p>

Is there reasonable limitation of linings that may promote fire spread?	Medium	Curtains have been installed onto the windows in the communal areas.	Remove curtains.	14/08/2019
Is the fire alarm warning system tested and maintained in accordance with BS5839 Parts 1 and 6 respectively	Medium	No access gained to the flats to determine the level of detection present.	LYHA to access the flats to check suitable and working detection is present. Install where necessary.	14/08/2019
Are there adequate firefighting means provided?	Medium	Fire extinguishers have been provided inside the communal areas of the block.	Remove all extinguishers from the block.	14/08/2019

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:

