

Understanding your recent fire risk assessment



Scheme name:

Consort Terrace No 24

Date of Fire Risk Assessment: 12/04/19

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 12th 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
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:

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	Combustible items are present in the common area at ground floor level.	Remove the combustible items and remind the residents of the zero tolerance policy. Signage displayed in the common areas (present in some other premises) would be beneficial to reinforce the policy.	30/07/2019
Are exits easily and immediately openable where necessary?	Medium	The internal door handle on the block exit door a key locking facility. It is not known whether residents are issued keys for the exit doors, and could therefore lock the door from the inside.	Replace the internal key lock with a thumb turn mechanism.	30/07/2019
Is there suitable protection of escape routes?	Medium	The whole of the electric meter cupboard and the residents store cupboard are not considered to provide the 30=minutes fire resistance required of them.	Replace the electric meter cupboard and the residents store cupboard with 30-minutes fire resisting materials, including FD30S fire doors. As access is required to the meters/fire alarm panel, a latch mechanism, rather than a lock, should be provided.	30/07/2019

Can all doors be identified as being nominal FD30 or FD60 where required?	Medium	The service riser door in the common area is not considered to be of adequate fire resistance.	Replace the service riser door with a certificated FD30S fire door. A self closer will not be required if 'fire door - keep locked shut' signage is displayed.	30/07/2019
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Low	Although appearing in sound condition, there was no evidence available to confirm that all of the flat entrance doors will meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides due to their age.	Replace the flat entrance doors with self-closing certificated FD30S fire doors that will meet the requirement.	30/10/2019
Does the provision of signage comply with the Health and Safety (Safety Signs and Signals) Regulations 1996, taking into consideration fire exit signs, directional arrow signs, fire door condition signs, fire action notices, firefighting equipment ID and Lift signs etc. (including "No Smoking" signs)	Medium	No smoking signs should be displayed in the common areas, close to the block entrance doors.	Display no smoking signs in the common areas, close to the entrance door.	30/07/2019
From a visual inspection does the fire alarm warning system appear satisfactory?	Low	It would be beneficial if a fire alarm zone plan was displayed at the panel to assist the Fire and Rescue Service.	Provide a fire alarm zone plan at the panel to assist the Fire and Rescue Service.	30/10/2019
If there is no fire alarm warning system installed within the premises, are the	Medium	It could not be confirmed if a heat detector linked to the premises fire alarm	Confirm if a heat detector linked to the premises fire alarm panel is present within the all of the flats. If	30/07/2019

premises deemed safe without it?		panel is present in the hallway of the flats.	not, they should be provided.	
Are there adequate firefighting means provided?	Low	The provision of fire extinguishers and other forms of fire-fighting equipment for use by residents is problematic. It is not expected that residents should need to tackle a fire in the common areas or flats to make their escape. To obtain a fire extinguisher from the common parts for this purpose would involve the person leaving their flat in the first place, from where they should exit the premises and not re-enter the flat.	Consider removing the fire extinguishers from the common areas. Providing residents with fire blankets is a suitable, sensible alternative.	30/10/2019

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:

