

# Understanding your recent fire risk assessment

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Scheme name:

Crescent Avenue No 5

Date of Fire Risk Assessment: 30<sup>th</sup> April 2019

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 30<sup>th</sup> 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:

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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:

Question	Risk Rating	Observations	Recommendations	Target Date
At the time of the assessment, was there any combustibles/flammables in or around the premises that may promote or assist any arson attack?	Medium	Bins were stored against the building to the rear.	Ensure that all bins are stored at a safe distance away from the main building.	26/09/2019
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 property has been stored in the communal areas. Small amounts of combustible waste has accumulated internally. A single fire extinguisher present inside the communal area and it is believed that is it not from this block.	Remove all property and combustible waste from communal areas and keep clear at all times. Remove extinguisher from the communal area.	26/09/2019
Is there any damage to any of the doors or frames?	Medium	Damages to cross corridor door frame of door 2.	Repair frame using appropriate fire resistant materials.	26/09/2019
Are all cupboard/riser/hatch doors secured against unauthorised access where required?	Medium	Electrical cupboard was left open at the time of the inspection.	Ensure that they electrical cupboard is locked when not in use.	26/09/2019
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	Medium	Gaps exceeding 3mm present between both of the doors and frames when closed.	Carry out suitable repairs so that there are no gaps in excess of 3mm.	26/09/2019

<p>If applicable which flat doors were accessed? Note the finding below</p>	<p>Medium</p>	<p>No access gained into any flat to carry out a flat entrance door inspection.</p>	<p>Arrange for access and carry out an inspection. All entrance doors should be fire rated to at least FD30s doors. They should have fitted, but not be limited to, 3 fire rated hinges, intumescent strips and seals, a fire resisting self-closing device, and any door furniture to be fire resistant. All to conform to the relevant British Standards</p>	<p>26/09/2019</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>Assessor was unable to confirm whether fire stopping was adequate behind casings and trunking in the communal area. Boxing has been used to cover services and the assessor could not confirm whether the fire stopping behind was adequate. Gaps were present around services without fire stopping applied. Poorly and incorrectly applied expansion foam present. Holes present without any fire stopping applied.</p>	<p>Carry out further investigations to confirm whether the fire stopping behind boxing, casing and trunking is adequate. Fill in any gaps around services using a suitable fire resistant material. Fill any holes using a suitable fire resistant material. Re-apply incorrectly applied expansion foam and rectify poorly applied expansion foam.</p>	<p>26/09/2019</p>
<p>Has the roof void been Accessed?</p>	<p>Low</p>	<p>No access into the roof void at the time of the assessment.</p>	<p>Access the roof void to confirm compartmentation is adequate within. Any breaches should be fire stopped using fire resisting building materials.</p>	<p>26/12/2019</p>

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 confirm detection was fitted.	Access should be gained to the flats to establish the level of detection present in the flats, and that it is suitable and working, and that they're tested routinely.	26/09/2019
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## 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:

