

Understanding your recent fire risk assessment



Scheme name:

Crescent Avenue No 6

Date of Fire Risk Assessment: 30/04/19

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 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
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
Are all cross-corridors/lobby's doors fitted with combined intumescent/cold smoke seals?	Low	Intumescent strips and cold smoke seals were installed onto both of the communal fire doors, however they were damaged by paint which may have an effect on their performance.	Replace cold smoke seals.	26/12/2019
Are all cupboard/riser/hatch doors secured against unauthorised access where required?	Medium	External electrical cupboard was left open at the time of the inspection.	Ensure that all cupboard doors are kept locked when they are 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 doors and frames when closed.	Carry out suitable repairs so that there are no gaps exceeding 3mm.	26/09/2019
If applicable which flat doors were accessed? Note the finding below	Medium	2 flat entrance doors have been provided to flat 3.	Remove door 2 due to it's location.	26/09/2019
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Medium	Not all entrance doors were assessed at the time of assessment.	It is recommended that all entrance doors be confirmed as FD30s door sets. included should be 3 fire rated hinges, intumescent strips and seals, a fire resisting self-closing device, and any door furniture to be fire resisting. Replace where necessary.	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 to each flat entrance door when closed.	Carry out suitable repairs to Door 1 and see action for Section 17b(2) to flat 2.	26/09/2019
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.?	Medium	Assessor was unable to confirm whether fire stopping behind any casing/trunking was adequate and further investigations are required to ensure that it is. Gaps were evident around some services in the communal areas without any evidence of fire stopping being applied.	Carry out further investigations to confirm whether fire stopping behind casings/trunking is adequate. Fill any gaps around services in the communal area using a suitable fire resistant material.	26/09/2019
Has the roof void been Accessed?	Low	No access at the time of the inspection.	Access the roof void to confirm fire separation is adequate. Any breaches to be filled using fire resisting building materials.	26/12/2019
Is there reasonable limitation of linings that may promote fire spread?	Medium	Curtains have been installed onto windows in the communal area.	Remove curtains, to avoid potential fire spread.	26/09/2019

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:

