

Understanding your recent fire risk assessment



Scheme name:

Delaney Court No 7-12

Date of Fire Risk Assessment: 05/06/19

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 5th June 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
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	Wheelie bins are stored close to the premises.	It is appreciated that available space is very limited at this premises, particularly at the rear where the bin collection lorries must access. However, consideration should be given to providing a dedicated wheelie bin compound.	13/09/2019
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.?	Low	Combustible items are present in the roof void. It appears that the residents are using it as a storage area.	Remove the combustible items and secure the roof void hatch with a locks to prevent unauthorised access (also see the recommendation regarding the fire resistance of the roof void hatches).	13/12/2019
Is there suitable protection of escape routes?	Medium	The whole of the electric meter cupboard is not considered to provide the 30-minutes fire resistance required of it.	Replace the electric meter 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.	13/09/2019

Can all doors be identified as being nominal FD30 or FD60 where required?	Low	The original residents store room doors at first floor level are not fire doors and are of low fire resistance.	In the very long term, replace with certificated FD30S fire doors during the next block refurbishment (i.e. as a low priority). Self closers will not be required if 'fire door - keep locked shut' signage is displayed.	13/12/2019
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.?	Low	Fire compartment breaches were observed in the roof void where fire alarm cable has been passed through the party walls (mostly around where the rafter beams are supported).	Fire stop the holes made to pass the fire alarm cables through the externally accessed electrical distribution room ceiling to at least a 30 minute fire resisting standard.	13/12/2019
Has the roof void been Accessed?	Low	The roof void access hatch in the common area does not appear to meet the fire resistance standard recommended (30 minutes for 2 storey flats or 60 minutes for three storey flats or more).	Upgrade the roof void hatch by affixing an A1 non-combustible board tested to EN 1716 and EN 13823 to the roof void facing side or replace with a purpose designed fire rated loft hatch (30 minutes for 2 storey flats or 60 minutes for three storey flats or more).	13/12/2019
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.	Medium	No smoking signs should be displayed in the common areas, close to the stairway entrance doors.	Display no smoking signs in the common areas, close to the stairway entrance doors.	13/09/2019

(including "No Smoking" signs)				
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 within their flats is a suitable, sensible alternative.	13/12/2019

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:

