

Understanding your recent fire risk assessment



Scheme name:

Esplanades No 3

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
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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
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 away from the building at the rear, however combustible waste was stored in close proximity to the building in the rear garden.	Remove all combustible waste from the rear garden.	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 to the block and the cross corridor door adjacent to the stairway could not be identified as FD30 doors and did not appear suitably fire rated.	Replace doors for modern FD30s fire door sets.	14/08/2019
Is there any damage to any of the doors or frames?	Low	Minor damages present to the door frame of the basement entrance door.	Carry out repairs using a suitably fire rated material.	14/11/2019
Are there at least three hinges of which are suitably graded/fire rated?	Medium	None fire rated hinges were installed to some of the communal fire doors.	Replace none fire rated hinges on communal fire doors for suitable fire rated ones.	14/08/2019
Are all cross-corridors/lobby's doors fitted with combined	Medium	Intumescent strips and seals were missing on a number	Fit strips and seals to the doors noted.	14/08/2019

intumescent/cold smoke seals?		of doors within the common areas. These being the communal fire door behind the front entrance and the cross corridor door adjacent to the stairway.		
Are suitably fire rated overhead closing devices installed to all doors where necessary?	Medium	No overhead self closers installed to any of the communal fire doors.	Provide and install overhead self closers to all communal fire doors.	14/08/2019
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	Medium	Gaps were present to all of the communal fire doors in the block.	Carry out suitable repairs so that there are no gaps exceeding 3mm between the doors and frame when closed.	14/08/2019
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Medium	No access gained into any flat to carry out a flat entrance door inspection.	Access to be gained to all flats to establish the fire rating of the doors fitted. FD30s door sets are required, including the fitting of 3 x fire rated door hinges, intumescent strips and seals, a fire resistant door closing device, and any door furniture to be fire resisting in it's composition. Install/replace where necessary.	14/08/2019
Based on a visual inspection of the premises are there any issues regarding compartmentation to the walls, floors, ceilings and	Medium	Holes present to walls and ceilings in the communal area. Gaps evident around services passing through walls and ceilings. Assessor was	Fill in any holes in the communal area to walls, ceilings and around services using a suitable fire resistant material. Carry out further investigations	14/08/2019

voids above cross corridor doors etc.?		unable to confirm whether fire stopping was adequate behind casings throughout the common parts. Exposed timber flooring on the ground floor in front of the rear exit.	to confirm whether fire stopping being casings is adequate. Apply suitable fire resistant measures to exposed timber flooring.	
Has the roof void been Accessed?	Low	The assessor was unable to access the roof void	Management to access the roof void to confirm the level of compartmentation within. Any breaches found to be suitably fire stopped using the appropriate, fire resisting building materials.	14/11/2019
If there is emergency lighting installed within the premises does it appear satisfactory taking into consideration changes in level, changes in direction and suitable illumination above any fire alarm call points, firefighting equipment and plant/machinery if applicable.	Low	Some escape lighting did not have any lights showing to indicate they are working.	Carry out suitable testing to confirm whether emergency lighting is working.	14/11/2019
Is the fire alarm warning system tested and maintained in accordance with BS5839 Parts 1 and 6 respectively	Medium	No access to the flats. The assessor could not establish the level of detection present within the flats.	LYHA to access the flats to determine the level of detection within, and that it's suitable and working. Any Non-conformities, install/replace.	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:

