

Understanding your recent fire risk assessment



Scheme name:

Esplanades No 4

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 there any electrical extension leads, cable reels or block adapters being used within the areas assessed?	Low	Resident was using communal area electricians using an extension lead into their flat.	Ensure that no extension leads or appliances are used from residents in the communal area.	14/11/2019
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 have stored property in the communal areas. Materials and paint have been left in the basement.	Remove all property from the communal areas and keep clear at all times.	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	Door behind front entrance door and the door to the loft space did not appear to be suitably fire rated.	Replace doors for a modern FD30s Fire Door Set.	14/08/2019
Is there any damage to any of the doors or frames?	Medium	Damages to door and frame on basement entrance.	Carry out repair works using a suitable fire resistant material.	14/08/2019
Are there at least three hinges of which are suitably graded/fire rated?	Medium	None fire rated hinges installed onto the cross corridor door in the basement.	Replace hinges for suitably fire rated versions.	14/08/2019
Are all cross-corridors/lobby's doors fitted with combined	Medium	Excessive paint on strips and seals to cross	Replace strips and seals.	14/08/2019

intumescent/cold smoke seals?		corridor door in the basement.		
Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?	Medium	Electrical cupboard on the ground floor was damaged, not fire rated and did not have any intumescent strips or cold smoke seals installed.	Provide and install intumescent strips and cold smoke seals to electrical cupboard doors.	14/08/2019
Are all cupboard/riser/hatch doors secured against unauthorised access where required?	Medium	Electrical cupboard on the ground floor was damaged and unsecure from unauthorised access.	Repair door.	14/08/2019
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 the doors and frames when closed to the basement entrance door and the door behind the front entrance to the building.	Carry out suitable repairs to doors so that there are no gaps greater than 3mm.	14/08/2019
Are there any key lock configurations to doors within escape routes?	Medium	Some doors on escape routes had key locks installed.	Replace key locks for more suitable mechanisms.	14/08/2019
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Medium	No entrance doors were confirmed as FD30s door sets.	LYHA to assess the entrance doors to confirm they're FD30s door sets, including 3 x fire rated door hinges, intumescent strips and seals are fitted, a fire resisting self-closing device is fitted, and any door furniture be fire resisting in it's composition. Install/replace where necessary.	14/08/2019
Is there any damage to any of the doors or frames?	Medium	From an inspection of the flat entrance doors in the communal area, it was noticed that the door to flat 1 was damaged and repairs had been carried out. It	Get confirmation as to whether the repair works to flat 1 are done using a suitable material. Repair any further damages to the door.	14/08/2019

		could not be confirmed as to whether these repairs have been done using a suitable fire resistant material.		
Can all flats be identified by means of a number or letter?	Low	At the time of the assessment, the flats could not be identified as they had no numbering/lettering in place.	Fit numbers/letters to identify the flats.	14/11/2019
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	Some holes present to walls and ceilings in the communal area. Electricians were not enclosed in a suitable fire rated construction. Assessor could not confirm whether the fire stopping was adequate behind casings/trunking in the communal area.	Fill in any holes around services and to walls/ceilings using a suitable fire resistant material. Ensure that electrical cupboard is a suitable fire resistant construction. Carry out further investigations to confirm whether fire stopping is adequate.	14/08/2019
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.	Medium	Some emergency lights did not have any lights to indicate that they were working.	Carry out testing to confirm whether all emergency lights are working.	14/08/2019
Is the fire alarm warning system tested and maintained in accordance with BS5839 Parts 1 and 6 respectively	Medium	No access was gained to the flats to ascertain the level of detection within.	LYHA to access the flats to determine the level of detection present, and that it is suitable and working. Install/replace where necessary.	14/08/2019

<p>Are there adequate firefighting means provided?</p>	<p>Medium</p>	<p>Fire extinguishers where found throughout the common parts.</p>	<p>It is recommended the extinguishers are removed. This is to avoid a resident trying to tackle a fire, using equipment they're untrained to use.</p>	<p>14/08/2019</p>
--	---------------	--	--	-------------------

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:

