

Understanding your recent fire risk assessment



Scheme name:

Esplanades No 5

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
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.	Remove property from communal areas and ensure that they are kept 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 leading to the front entrance of the building did not appear to be fire rated.	Replace door for a modern FD30s Fire Door Set.	14/08/2019

Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Medium	Not all entrance doors were assessed to check their fire rating.	LYHA to assess all entrance doors to confirm they're FD30s door sets, including 3 x fire rated door hinges, a fire resisting self-closing device is fitted, any door furniture is fire resisting in their construction. And that they have intumescent strips and seals fitted. Install/replace where necessary.	14/08/2019
Can all doors be identified as being nominal FD30 or FD60 where required?	Low	Although the inspected flat entrance door is a notional FD30 fire door and is expected to provide 30 minutes fire resistance, it is recommended that the door is replaced with a modern FD30s Fire Door set.	Although the inspected flat entrance door is a notional FD30 fire door and is expected to provide 30 minutes fire resistance, it is recommended that the door is replaced with a modern FD30s Fire Door set.	14/11/2019
Is there any damage to any of the doors or frames?	Medium	Minor damages to the inside of the door frame to the inspected flat entrance door.	Carry out repairs using a suitable fire resistant material.	14/08/2019
Does all door furniture conform to BS476 Part 22?	Medium	Door handle to inspected flat entrance door did not appear to be suitably fire rated.	Replace door handle for a suitable fire resistant one.	14/08/2019
Are there any additional locks fitted to the doors?	Low	It was noted that a chain lock was present on the sample door audited.	It is recommended the chain is removed to allow for easier egress.	14/11/2019
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 door frame and door when closed.	Carry out suitable repair works so that there are no gaps exceeding 3mm.	14/08/2019

<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>Holes present to walls within the basement and communal areas. Gaps present around pipework in the basement. Assessor was unable to confirm whether fire stopping behind trunking/casings was adequate. Loft hatch did not appear to be suitably fire rated. Gaps present around pipework in inspected flat (flat 2) passing through the ground.</p>	<p>Fill in any holes to walls or gaps around pipework/services using a suitable fire resistant material. Carry out further investigations to confirm whether fire stopping is adequate. Confirm whether loft hatch is suitably fire rated. Fill any gaps around services inside flats using a suitable fire resistant material.</p>	<p>14/08/2019</p>
<p>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.</p>	<p>Medium</p>	<p>Most emergency lighting had green or red lights indicating that they were working, however some lights did not have any lights showing.</p>	<p>Confirm whether all emergency lighting is working and replace any that were not.</p>	<p>14/08/2019</p>
<p>Are there adequate firefighting means provided?</p>	<p>Medium</p>	<p>Fire extinguishers have been provided inside the communal areas of the block.</p>	<p>Remove all extinguishers from the block.</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:

