

Understanding your recent fire risk assessment



Scheme name:

Esplanades 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
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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	Property has been stored inside the communal areas of the block.	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	Front entrance has a key lock installed internally which residents can lock not allowing for keyless egress.	Replace internal key lock for a thumb turn lock internally.	14/08/2019
Can all doors be identified as being nominal FD30 or FD60 where required?	Medium	Door leading out the main entrance did not appear to be of a suitable fire resistant construction.	Replace door for an FD30s fire door set.	14/08/2019
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	Medium	Gaps greater than 3mm present to both communal fire doors (basement and ground floor) between the door and the frame when closed.	Carry out suitable repair works so that there are no gaps exceeding 3mm.	14/08/2019
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Medium	At the time of the assessment, not all entrance doors were assessed for their fire rating.	LYHA to confirm all entrance doors be FD30s door sets, including intumescent strips and seals fitted,	14/08/2019

			3 x fire rated hinges, fire resisting self-closing device fitted, and any door furniture to be fire resisting in their construction.	
Can all doors be identified as being nominal FD30 or FD60 where required?	Low	Inspected flat entrance door was a notional FD30 fire door.	It is recommended that the flat entrance door is replaced for a modern FD30 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 of flat 2 entrance door.	Carry out suitable repair works.	14/08/2019
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	Medium	Gaps greater than 3mm present between door and frame when closed. Large gap also present to bottom of flat 5 entrance door.	Carry out suitable repair works so that there are no gaps greater than 3mm or greater than 10mm to the bottom of any door.	14/08/2019
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	Holes present to walls within the communal area and basement. Assessor was unable to confirm whether fire stopping behind casings was adequate. Poor application of intumescent mastic in the basement around services.	Fill in any holes to walls within the communal area using a suitable fire resistant material. Carry out further investigations to confirm whether fire stopping is suitable behind casings in the communal area. Remove and re-apply any poorly applied intumescent mastic in the basement.	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	Low	No lights showing on any of the emergency lighting in the communal areas.	Carry out tests to confirm that emergency lighting is working.	14/11/2019

fire alarm call points, firefighting equipment and plant/machinery if applicable.				
Are there adequate firefighting means provided?	Low	Means of fighting fire have been provided inside the communal areas of the block, however this is not seemed suitable as there are no trained staff on site to use them.	Remove all fire extinguishers from the communal areas.	14/11/2019

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:

