

Understanding your recent fire risk assessment



Scheme name:

Esplanades No 8

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 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 main entrance to the block did not appear to be a suitable FD30 fire door.	Replace door for a suitable FD30s fire door set.	14/08/2019
Are there at least three hinges of which are suitably graded/fire rated?	Medium	No BS or CE markings present on any of the hinges to the communal fire doors.	Confirm whether hinges to fire doors are suitably fire rated. If they are not, then replace them for suitable fire rated hinges.	14/08/2019
Are all cross-corridors/lobby's doors fitted with combined intumescent/cold smoke seals?	Medium	No intumescent strips or cold smoke seals installed onto the communal door leading to the front entrance of the block.	Ensure that intumescent strips and cold smoke seals are installed onto the door.	14/08/2019
Are suitably fire rated overhead closing devices installed to all doors where necessary?	Medium	No self closer installed onto the communal fire door leading to the front entrance of the block.	Provide and install a suitable self closer to the door.	14/08/2019
If there is any glazing in any of the doors or frames can it be identified as suitable?	Medium	None fire rated glazing installed onto the communal door leading to the front entrance of the block.	Install suitable fire resistant glazing.	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, all entrance doors were not assessed to confirm their fire rating.	LYHA to assess the entrance doors to confirm they're FD30s door sets, including 3 x fire rated door hinges,	14/08/2019

			fitted intumescent strips and seals, fire resisting self-closing device, and any door furniture fitted to be fire resisting in their construction. Install where necessary.	
Can all doors be identified as being nominal FD30 or FD60 where required?	Low	Flat entrance door appears to be a notional FD30 fire door.	Replace flat entrance door for a modern FD30s fire door set.	14/11/2019
Does all door furniture conform to BS476 Part 22?	Medium	Door handles installed onto the inspected flat entrance door did not appear fire rated.	0	14/08/2019
Are there at least three hinges of which are suitably graded/fire rated?	Medium	No BS or CE markings present on hinges.	Replace hinges for suitable fire rated hinges.	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 door is closed.	Carry out suitable adjustments so that there are no gaps greater than 3mm between the door and frame when closed.	14/08/2019
Do all doors have a suitably fire rated overhead closing device?	Low	A perko and an overhead self closer have been installed onto the flat entrance door resulting in the door being difficult to open.	Remove perko self closer from flat entrance door.	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	Holes were present to some walls within the communal areas. Assessor was unable to confirm whether fire stopping being casings/trunking was adequate. Poor/inappropriate application of pink	Fill holes to walls using a suitable fire resistant material. Carry out further investigations to confirm whether fire stopping behind any casings/trunking is adequate. Remove and replace any pink expansion foam that	14/08/2019

		expansion foam has been used throughout the basement. Fan light above the cross corridor communal fire door leading to the front entrance of the block did not appear to have suitable fire resistant glazing installed.	has been poorly/inappropriately installed. Install suitable fire resistant glazing to the cross corridor communal fire door leading to the front entrance of the block.	
Does the furniture within the premises conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1988 and 1993)?	Medium	Furniture has been provided inside the communal areas of the block.	Remove all furniture from internal communal area.	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:

