

15th March 2019

Customer Announcement

Fire Safety Advice: Fire Risk Assessments

We are pleased to announce that Penningtons Choices have recently been appointed as our consultants to carry out our Fire Risk Assessments.

Penningtons Choices are an award-winning company with a track record for quality and have carried out fire risk assessments for us previously.

Where will they be assessing?

They will only be visiting our properties where there is a shared internal communal area, such as an entrance lobby.

Is your property due to be visited this year? Please visit <https://www.lyha.co.uk/properties-due-fire-risk-assessments-2019> to see if you live in one of these schemes.

The assessment programme will start in April 2019 and take around 8-10 weeks to fully complete.

What is a Fire Risk Assessment?

A Fire Risk Assessment (FRA) identifies what we as a responsible housing association needs to do to prevent fire and keep you safe in your home.

In the shared areas of your block we will look at issues such as escape routes, fire detection and warning systems, firefighting equipment (where provided), removal or safe storage of materials, compartmentation (between flats and floors) and evacuation strategies.

To provide extra safety Penningtons Choices will this year also be assessing 10% of the flats in each scheme. In the flats they will be looking at issues such as smoke alarms, means of escape, flat fire doors and internal doors. The fire risk assessment for a flat should take no longer than 15 minutes.

What happens next?

Penningtons Choices will be writing to schemes where we are carrying out fire risk assessments to tell you when they will be on site at your scheme.

All Penningtons Choices staff will be carrying ID badges and have a Letter of Authority from Leeds and Yorkshire HA, which you should ask to see if they ask to assess your flat.

If you have any concerns about their identity you should call LYHA Customer Services on 0113 278 3335.

What do you need to do?

Please allow us access if we contact you about assessing your flat as part of the 10% sample.

Why do we need to carry out fire risk assessments?

We need to carry out, and regularly review, fire risk assessments for properties with a shared entrance to comply with our legal duties.

What happens after the fire risk assessment is completed?

We will publish on our website a summary of the fire risk assessment's findings, including any corrective actions that are required and when they will be carried out by. Corrective actions will be prioritised.

If you have any questions about Fire Risk Assessments or the assessment programme, please get in touch with:

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