

Understanding your recent fire risk assessment



Scheme name:

Inglewood Terrace No 11

Date of Fire Risk Assessment: 23/04/19

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 23rd 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 exits easily and immediately openable where necessary?	Medium	Both of the internal door locking mechanisms for the block entrance door are key operated. At the time of the Fire Risk Assessment, both were locked, therefore the residents are issued keys and could lock the door from the inside.	Take the lower key lock out of service. Replace the upper internal key lock with a thumb turn mechanism.	01/08/2019
Is there suitable protection of escape routes?	Medium	The electrical distribution unit should be separated from the common area by 30-minutes minimum fire resisting construction. The existing gas meter cabinet is not considered to have the recommended fire resistance required of it.	Provide a single cabinet providing 30-minutes minimum fire resisting construction for the electrical distribution unit in the common area. Replace the existing gas meter cabinet with a single cabinet providing 30-minutes minimum fire resisting construction for the gas meter in the common area. A cabinet containing both items should not be considered (fuel and ignition source together).	01/08/2019
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Low	There was no evidence available to confirm that the flat entrance doors will meet the performance	Replace the flat entrance doors with self-closing certificated FD30S fire doors that	01/11/2019

		requirement in Building Regulations guidance for fire resistance and smoke control from both sides due to their age.	will meet the requirement.	
Is there any damage to any of the doors or frames?	Medium	The glazing that was originally incorporated in to the top panel of flat entrance door 11's structure has at some time been replaced with what appears to be a thin timber panel of low fire resistance.	Investigate the materials used for this panel and if found to be of less than 30 minutes fire resistance, upgrade by affixing an A1 non-combustible board tested to EN 1716 and EN 13823 to the flat facing side.	01/08/2019
Does the provision of signage comply with the Health and Safety (Safety Signs and Signals) Regulations 1996, taking into consideration fire exit signs, directional arrow signs, fire door condition signs, fire action notices, firefighting equipment ID and Lift signs etc. (including "No Smoking" signs)	Medium	A no smoking sign should be displayed in the common area, close to the block entrance door.	Display a no smoking sign in the common area, close to the block entrance door.	01/08/2019
From a visual inspection does the fire alarm warning system appear satisfactory?	Low	It would be beneficial if a fire alarm zone plan was displayed at the panel to assist the Fire and Rescue Service.	Provide a fire alarm zone plan at the panel to assist the Fire and Rescue Service.	01/11/2019

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:

