

Understanding your recent fire risk assessment



Scheme name:

Lakeside Gardens

Date of Fire Risk Assessment: 31/05/19

The current evacuation policy for your scheme is:
Stay put (delayed 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 31st May 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
Any Other relevant information as part of the FRA	Medium	The common area that serves flats 7 and 8 could not be accessed as no keys were provided to the assessor.	Assess the common area serving flats 7 and 8 for fire hazards, fire door suitability and fire compartmentation issues.	13/09/2019
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	Combustible items are present in the electric cupboards within the common areas serving flats 1 to 4 and flats 5 to 6.	Remove the carpet from the electric cupboard in the common area serving flats 1 to 4 and remove the combustible items from the electric cupboard serving flats 5 to 6. Remind the residents that the electric cupboards are not for personal storage.	13/09/2019
Are exits easily and immediately openable where necessary?	Medium	The internal door handles on the exit doors from the common areas have a key locking facility. Residents could therefore lock the doors from the inside.	Replace the internal key locks with thumb turn mechanisms.	13/09/2019
Is there suitable protection of escape routes?	Medium	The panel above the electrical distribution cupboard in the common area serving flats 1 to 4 does not have the 30-minutes fire resistance required of it.	Upgrade the panel by affixing an A1 non-combustible board tested to EN 1716 and EN 13823 to the cupboard facing side.	13/09/2019

<p>Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)</p>	<p>Low</p>	<p>Currently there is no means of venting smoke from the stairway, which would be beneficial in a block with a stay put procedure.</p>	<p>In the long term, a means of opening the high level windows should be provided. This could be achieved by fitting a manual rotary handle operated mechanism at ground floor level with a cable attachment to the high level windows.</p>	<p>13/12/2019</p>
<p>Has the roof void been Accessed?</p>	<p>Low</p>	<p>The roof void access hatch in the common area serving flats 1 to 4 does not appear to meet the fire resistance standard recommended (30 minutes for 2 storey flats or 60 minutes for three storey flats or more).</p>	<p>Upgrade the roof void hatch by affixing an A1 non-combustible board tested to EN 1716 and EN 13823 to the roof void facing side or replace with a purpose designed fire rated loft hatch (30 minutes for 2 storey flats or 60 minutes for three storey flats or more).</p>	<p>13/12/2019</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:

