

Understanding your recent fire risk assessment



Scheme name:

Pullman Court No 9 Tudor Way

Date of Fire Risk Assessment: 31/05/19

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 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
Has the fixed wire testing within the premises been carried out to prevent fires of an electrical origin?	Medium	Unknown	Confirmation that the fixed wire for the building has been tested and it is up to date with certification.	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 common area at second floor level.	Advise the block owner of the combustible items for them to arrange removal.	13/09/2019
Is there satisfactory control over external contractors working on site (Including 'Hot work permits')	Medium	No evidence was made available to the assessor at the time of the inspection.	Evidence that there is a policy in place of satisfactory controls being in place for outside contractors should be made available for inspection.	13/09/2019
If there are in-house maintenance personnel, are suitable precautions taken during "hot works" including use of "hot work" permits?	Medium	No evidence was made available to the assessor at the time of the inspection.	Evidence that there is a policy in place of satisfactory controls being in place for in-house maintenance personnel should be made available for inspection.	13/09/2019
Are all cross-corridors/lobby's doors fitted with combined	Medium	There are combined intumescent/cold smoke seals damaged	Advise the block owner of the damaged combined	13/09/2019

intumescent/cold smoke seals?		on the first floor lobby fire door.	intumescent/cold smoke seals. These should be replaced	
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Medium	Not all entrance doors were checked for their fire rating.	Confirm the entrance doors conform to the current British Standard. FD30s door sets have fitted 3 fire rated door hinges, intumescent strips and seals, a fire resisting self-closing device. Any door furniture to be constructed using fire resisting materials. Install or replace where necessary.	13/09/2019
Do all doors have a suitably fire rated overhead closing device?	Medium	The self closing device is missing from flat 12 entrance door.	If flat 12 is owned by LYHA, replace the missing self-closing device and adjust the closing pressure to the residents capabilities. If not, advise the block owner of the missing self-closer.	13/09/2019
Has the roof void been Accessed?	Low	There is no loft hatch to enable access to the roof void	Access the roof void to confirm compartmentation is adequate. Any breaches to be fire stopped using fire resisting building materials.	13/12/2019
If there is emergency lighting installed within the premises does it appear satisfactory taking into consideration changes in level, changes in	Medium	Although the emergency lighting appeared satisfactory, it could not be established if a testing procedure was implemented.	Confirm the emergency lighting system is routinely tested in accordance with the current guidance.	13/09/2019

direction and suitable illumination above any fire alarm call points, firefighting equipment and plant/machinery if applicable.				
From a visual inspection does the fire alarm warning system appear satisfactory?	Medium	There was no heat detector linked to the premises fire alarm panel in flat 12. This would be required where a full evacuation policy is in place.	Advise the block owner that heat detectors linked to the premises fire alarm panel would be required in the flats to support the full evacuation policy.	13/09/2019
Is the fire alarm warning system tested and maintained in accordance with BS5839 Parts 1 and 6 respectively	Medium	Not all flats were accessed to establish the level of detection fitted.	Access the flats to confirm the level of detection present, and that they're suitable, working and tested routinely.	13/09/2019
Has the fixed wire testing within the premises been carried out to prevent fires of an electrical origin?	Medium	Unknown	Confirmation that the fixed wire for the building has been tested and it is up to date with certification.	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 common area at second floor level.	Advise the block owner of the combustible items for them to arrange removal.	13/09/2019
Is there satisfactory control over external contractors working on site (Including 'Hot work permits')	Medium	No evidence was made available to the assessor at the time of the inspection.	Evidence that there is a policy in place of satisfactory controls being in place for outside contractors should be made	13/09/2019

			available for inspection.	
If there are in-house maintenance personnel, are suitable precautions taken during "hot works" including use of "hot work" permits?	Medium	No evidence was made available to the assessor at the time of the inspection.	Evidence that there is a policy in place of satisfactory controls being in place for in-house maintenance personnel should be made available for inspection.	13/09/2019
Are all cross-corridors/lobby's doors fitted with combined intumescent/cold smoke seals?	Medium	There are combined intumescent/cold smoke seals damaged on the first floor lobby fire door.	Advise the block owner of the damaged combined intumescent/cold smoke seals. These should be replaced	13/09/2019
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Medium	Not all entrance doors were checked for their fire rating.	Confirm the entrance doors conform to the current British Standard. FD30s door sets have fitted 3 fire rated door hinges, intumescent strips and seals, a fire resisting self-closing device. Any door furniture to be constructed using fire resisting materials. Install or replace where necessary.	13/09/2019
Do all doors have a suitably fire rated overhead closing device?	Medium	The self closing device is missing from flat 12 entrance door.	If flat 12 is owned by LYHA, replace the missing self-closing device and adjust the closing pressure to the residents capabilities. If not, advise the block owner of the missing self-closer.	13/09/2019
Has the roof void been Accessed?	Low	There is no loft hatch to enable access to the roof void	Access the roof void to confirm compartmentation is adequate. Any breaches to be fire stopped using fire	13/12/2019

			resisting building materials.	
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 fire alarm call points, firefighting equipment and plant/machinery if applicable.	Medium	Although the emergency lighting appeared satisfactory, it could not be established if a testing procedure was implemented.	Confirm the emergency lighting system is routinely tested in accordance with the current guidance.	13/09/2019
From a visual inspection does the fire alarm warning system appear satisfactory?	Medium	There was no heat detector linked to the premises fire alarm panel in flat 12. This would be required where a full evacuation policy is in place.	Advise the block owner that heat detectors linked to the premises fire alarm panel would be required in the flats to support the full evacuation policy.	13/09/2019
Is the fire alarm warning system tested and maintained in accordance with BS5839 Parts 1 and 6 respectively	Medium	Not all flats were accessed to establish the level of detection fitted.	Access the flats to confirm the level of detection present, and that they're suitable, working and tested routinely.	13/09/2019

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:

