

# Understanding your recent fire risk assessment

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Scheme name:

Roundhay Road No 155

Date of Fire Risk Assessment: 15/04/19

The current evacuation policy for your scheme is:

**Full evacuation**

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## Who We Are

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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 15<sup>th</sup> 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](mailto:norman.davidson@lyha.co.uk)  
Tel: 0113 220 8103

\*This report is intended for residents only

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# Why does my scheme need a fire risk assessment?

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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.

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# Fire Risk Assessment and action plan

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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?  | Low         | Both of the block entrance internal door locks have thumb turn mechanisms. A low risk observation as neither require a key to open.  | As it is considered bad practice to have to operate two separate mechanisms to open an emergency exit, remove one of the thumb turn mechanisms.   | 30/10/2019  |
| Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary? | Low         | The lower ground residents store room cupboard does not have combined intumescent/cold smoke seals incorporated. A low risk observation as there are no sources of ignition present.                                     | In the longer term, arrangements should be put in place to incorporate combined intumescent/cold smoke seals on this fire door.   | 30/10/2019  |
| If there is any glazing in any off the doors or frames can it be identified as suitable?              | Medium      | No identification markings could be found that would indicate that the glazing within flat entrance door 4 was fire resisting. The acid etching present on the common area facing side stated 'laminated glass EN14449'. | Investigate the fire resistance properties of the glazing. It is possible that as the doors are double glazed, the inner flat facing glazing is fire resistant. The contractor who fitted the doors recently may also be able to help. If it is found that none of the glazing is fire resistant, then arrangements should be made for its replacement. | 30/07/2019  |

|  |        |  |  |            |
|--|--------|--|--|------------|
| From a visual inspection does the fire alarm warning system appear satisfactory?                                 | Medium | The fire alarm panel is indicating a sounder fault.  | Investigate and repair the sounder fault.  | 30/07/2019 |
| If there is no fire alarm warning system installed within the premises, are the premises deemed safe without it? | 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.   | 30/10/2019 |
| Are there adequate firefighting means provided?  | Low    | The provision of fire extinguishers and other forms of fire-fighting equipment for use by residents is problematic. It is not expected that residents should need to tackle a fire in the common areas or flats to make their escape. To obtain a fire extinguisher from the common parts for this purpose would involve the person leaving their flat in the first place, from where they should exit the premises and not re-enter the flat. | Consider removing the fire extinguishers from the common areas. Providing residents with fire blankets within their flats is a suitable, sensible alternative. | 30/10/2019 |

## 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:

