

Understanding your recent fire risk assessment



Scheme name:

Royal Avenue No 6

Date of Fire Risk Assessment: 01/05/19

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 1st 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
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	Residents mobility scooter has been stored in the ground floor communal area. Assessor was informed by the client that the resident can not bring the scooter into their flat.	Consider re-housing for the resident to keep all communal area walkways clear.	19/09/2019
Is the door furniture installed to all final exit doors satisfactory?	Low	A key lock has been installed onto the communal door that leads to the front entrance.	Replace key lock for a more suitable lock which allows for keyless egress.	19/12/2019
Can all doors be identified as being nominal FD30 or FD60 where required?	Medium	Door was not a suitable fire door.	Replace door for a more suitable FD30s fire door set.	19/09/2019
Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?	Medium	Electrical cupboard was not of a fire rated construction.	Replace electrical cupboard for a more suitable fire rated cupboard.	19/09/2019
Are all cupboard/riser/hatch doors secured against unauthorised access where required?	Medium	Electrical cupboard was left open at the time of the assessment.	Ensure that the electrical cupboard is locked when not in use.	19/09/2019
Can the rating of all fire doors/frames be clearly	Medium	Not all entrance doors were	Confirm the fire rating of the remaining entrance	19/09/2019

identified by certificates stickers or plugs?		checked for their fire rating at the time of the assessment.	doors to confirm they're at the appropriate standard. Replace where necessary.	
Does all door furniture conform to BS476 Part 22?	Medium	A key lock has been installed onto the flat entrance door.	Replace key lock for a more suitable thumb turn lock to allow for keyless egress.	19/09/2019
Are there at least three hinges of which are suitably graded/fire rated?	Medium	None fire rated hinges (no BS or CE markings present) installed onto the flat entrance door.	Replace hinges for suitable fire rated versions.	19/09/2019
Does the door furniture allow for keyless egress?	Medium	A key lock has been installed onto the flat entrance door.	Replace key lock for a more suitable thumb turn lock to allow for keyless egress.	19/09/2019
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	Medium	Gaps in excess of 3mm present between the door and frame when closed.	Carry out suitable repair works to the door so that there are no gaps in excess of 3mm between the door and frame.	19/09/2019
Based on a visual inspection of the premises are there any issues regarding compartmentation to the walls, floors, ceilings and voids above cross corridor doors etc.?	Medium	Some glazing in the communal areas did not appear to be suitably fire rated. Assessor was unable to confirm whether fire stopping behind some casing and trunking in the communal area was adequate. A timber panel has been used to board up an opening on the ground floor and it is not known whether this is fire rated. Electrics are not stored in a suitable fire rated construction.	Replace all none fire rated glazing in the communal area for suitable fire rated glazing. Carry out further investigations to confirm whether fire stopping being casing/trunking is fire stopped. Carry out further investigations to confirm whether panel is suitable. Ensure that electrics kept in a fire rated construction.	19/09/2019

Has the roof void been Accessed?	Low	No access gained to the roof void at the time of the assessment.	Gain access to the roof void to confirm adequate fire compartmentation within. Any breaches to be suitably fire stopped using fire resisting building materials.	19/12/2019
Are there adequate firefighting means provided?	Medium	Fire extinguishers have been provided inside the communal areas of the block.	Remove all extinguishers from the block.	19/09/2019

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:

