

Understanding your recent fire risk assessment



Scheme name:

Royal Crescent No 18

Date of Fire Risk Assessment: 30/04/19

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 30th 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
Has the fixed wire testing within the premises been carried out to prevent fires of an electrical origin?	Medium	Sticker on the electrics in the basement was out date. It is not known if they have been tested.	Confirm whether electrics have been tested and carry out inspections if they have not.	25/09/2019
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	Property belonging to the tenants has been stored in the communal areas and the basement.	Remove all property from the communal areas and the basement.	25/09/2019
Are there reasonable arrangements for means of escape for disabled occupants?	High	The assessor was informed at the time of the assessment that a disabled occupant is present on the upper floors without a suitable means of evacuating the property.	Consider relocating occupant in block or re-housing to a more suitable block.	25/07/2019
Can all doors be identified as being nominal FD30 or FD60 where required?	Medium	The following doors appeared to be Notional fire doors and it is recommended that they are updated for	Replace these doors for modern FD30s fire door sets.	25/09/2019

		modern FD30s fire door sets: - Door 1 - Doors 3-8		
Are there at least three hinges of which are suitably graded/fire rated?	Medium	None fire rated hinges were installed onto all of the suitable nominal FD30 doors in the communal area except for Door 2.	Replace hinges for suitable fire rated versions.	25/09/2019
Are all cross-corridors/lobby's doors fitted with combined intumescent/cold smoke seals?	Medium	All of the suitable nominal FD30 fire doors and the communal door to the basement had intumescent strips and cold smoke seals installed, however some of them had excessive paint damage. Door 2 did not have any intumescent strips or cold smoke seals installed.	Replace all strips and seals affected by excessive paint damage. Install strips and seals to Door 2.	25/09/2019
Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?	Medium	The cupboard on the 4th floor containing some electrical services was not of a fire rated construction and did not have intumescent strips or cold smoke seals installed.	Replace cupboard for a more suitable fire rated construction and ensure that intumescent strips and cold smoke seals are installed.	25/09/2019
Are all cupboard/riser/hatch doors secured against unauthorised access where required?	Medium	The cupboard on the 4th floor containing some electrical services was left open at the time of the assessment.	Ensure that the cupboard is locked when not in use.	25/09/2019
Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	Medium	Gaps exceeding 3mm were present to all of the communal fire doors listed.	Carry out suitable repairs so that there are no gaps exceeding 3mm between the doors and frame when closed.	25/09/2019

Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Medium	Only one entrance door was assessed at the time of the assessment.	It is recommended that the remaining doors should be inspected to confirm there fire rating. FD30s door sets to have fitted 3, fire rated hinges, intumescent strips and seals, a fire resisting, overhead self-closing device, and any door furniture be constructed using fire resisting materials.	25/09/2019
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<p>Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?</p>	<p>Medium</p>	<p>Gaps exceeding 3mm present between the inspected flat entrance door and frame when closed.</p>	<p>Carry out suitable repairs so that there are no gaps exceeding 3mm between the doors and frame when closed.</p>	<p>25/09/2019</p>
<p>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.?</p>	<p>Medium</p>	<p>Assessor was unable to confirm whether fire stopping behind casings/trunking was adequate. Some services pass through walls without fire stopping and poorly applied fire stopping present. Poor application of expansion foam throughout the basement area. Panels have been installed and it could not be confirmed whether they were suitably fire rated. Some gaps present around services. It was unknown as to whether the lift shaft was suitably fire protected. Electrics on the 4th floor was not in a suitable fire rated construction.</p>	<p>Carry out further investigations to confirm whether fire stopping behind casings/trunking is adequate. Fill any gaps around services using a suitable fire resistant material. Re-apply any poorly applied fire stopping. Re-apply any poorly applied expansion foam. Carry out further investigations to confirm whether panels are suitably fire rated. Carry out further investigations to confirm whether the lift shaft is suitably protected. Replace none fire rated cupboard on the 4th floor for a suitable fire rated construction.</p>	<p>25/09/2019</p>
<p>Has the roof void been Accessed?</p>	<p>Low</p>	<p>No access gained to the roof void at the time of the assessment.</p>	<p>Access to be gained to the roof void to confirm compartmentation. Any breaches to be fire stopped to a safe standard, using fire resisting building materials.</p>	<p>25/12/2019</p>

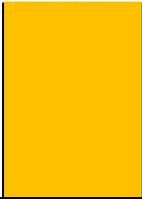
Does the furniture within the premises conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1988 and 1993)?	Medium	Residents have used inappropriate furniture in the communal areas.	Remove all inappropriate furniture from the communal areas.	25/09/2019
Has the fixed wire testing within the premises been carried out to prevent fires of an electrical origin?	Medium	Sticker on the electrics in the basement was out date. It is not known if they have been tested.	Confirm whether electrics have been tested and carry out inspections if they have not.	25/09/2019
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	Property belonging to the tenants has been stored in the communal areas and the basement.	Remove all property from the communal areas and the basement.	25/09/2019
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Can all doors be identified as being nominal FD30 or FD60 where required?	Medium	The following doors appeared to be Notional fire doors and it is recommended that	Replace these doors for modern FD30s fire door sets.	25/09/2019

		they are updated for modern FD30s fire door sets: - Door 1 - Doors 3-8		
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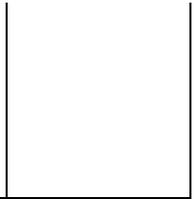
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Based on a visual inspection of the premises are there any issues regarding compartmentation to the walls, floors, ceilings and voids above cross corridor doors etc.?	Medium	Assessor was unable to confirm whether fire stopping behind casings/trunking was adequate. Some services pass through walls without fire stopping and poorly applied fire stopping present. Poor application of expansion foam throughout the basement area. Panels have been installed and it could not be confirmed whether they were suitably fire rated. Some gaps present around services. It was unknown as to whether the lift shaft was suitably fire protected. Electrics on the 4th floor was not in a suitable fire rated construction.	Carry out further investigations to confirm whether fire stopping behind casings/trunking is adequate. Fill any gaps around services using a suitable fire resistant material. Re-apply any poorly applied fire stopping. Re-apply any poorly applied expansion foam. Carry out further investigations to confirm whether panels are suitably fire rated. Carry out further investigations to confirm whether the lift shaft is suitably protected. Replace none fire rated cupboard on the 4th floor for a suitable fire rated construction.	25/09/2019
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Does the furniture within the premises conform to the	Medium	Residents have used inappropriate furniture in the communal areas.	Remove all inappropriate	25/09/2019

Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1988 and 1993)?



furniture from the communal areas.



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:

