

Understanding your recent fire risk assessment



Scheme name:

Shire Oak Road Flat No 8

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
Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?	Low	Although appearing in sound condition, there was no evidence available to confirm that flat entrance door 8 will meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides due to its age.	Replace the flat entrance door with a self-closing certificated FD30S fire door that will meet the requirement.	13/12/2019
Do all doors have a suitably fire rated overhead closing device?	Medium	The self closing device is missing from flat 8 entrance door. Although this is the only flat in the common area, this is required as the stairway is also an emergency escape route for the offices.	Replace the missing self-closing device and adjust the closing pressure to the residents capabilities.	13/09/2019

Has the roof void been Accessed?	Low	There is no loft hatch to enable access to the roof void	Access to be gained to the roof void to confirm there is compartmentation. Any breaches to be suitably fire stopped using fire resisting building materials.	13/12/2019
Does the provision of signage comply with the Health and Safety (Safety Signs and Signals) Regulations 1996, taking into consideration fire exit signs, directional arrow signs, fire door condition signs, fire action notices, firefighting equipment ID and Lift signs etc. (including "No Smoking" signs)	Medium	A no smoking sign should be displayed in the common area, close to the ground floor stairway entrance door.	Display a no smoking signs in the common area, close to the stairway entrance door.	13/09/2019

From a visual inspection does the fire alarm warning system appear satisfactory?	Medium	There is no smoke detector linked to the premises fire alarm panel in the stairway serving the flat.	Provide a smoke detector linked to the premises fire alarm panel at the head of the stairway serving the flat.	13/09/2019
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.	13/12/2019
Are procedures in the event of a fire appropriate and properly documented?	Medium	The current fire action notice instruct the residents to attempt to extinguish the fire with a fire extinguisher. This type of fire action notice is not appropriate.	Replace the fire action notices with examples that are appropriate for residential premises, i.e. not instructing the residents to attempt fire fighting with portable fire extinguishing appliances.	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:

