

# Understanding your recent fire risk assessment

---



Scheme name:

Spencer Place No 85

Date of Fire Risk Assessment: 08/09/18

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 8<sup>th</sup> September 2018 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

---

---

# 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:

Category	Risk	Observation	Recommendation	Due Date
4.04 - Fire Hazards - Portable Heaters and Heating Installations	High	Paints, aerosols and adhesives etc stored within unprotected electrical cupboard in hall way.	Remove Paints, aerosols and adhesives etc stored within unprotected electrical cupboard in	18/10/2018
4.11 - Fire Precaution Measures - Means of Escape	High	Both flat entrance doors should be replaced with FD30s fire door sets.	Both flat entrance doors should be replaced with FD30s fire door sets. This should include 3 fire rated hinges, combined intumescent/cold smoke seals, door furniture compatible with the door leaf allowing for keyless egress and should ideally be installed by a competent fire door	18/10/2018
4.15 - Fire Precaution Measures - Means of Giving Warning in Case of Fire	High	Fire Detection requires improvement	Install a fire alarm warning system to Grade A: LD2 coverage in the common areas and a heat detector in each flat in the room/lobby opening onto the escape route (interlinked) and Recommend installing fire detection to Grade D: LD3 coverage in each flat (non-interlinked smoke alarm in the room/lobby opening onto the	18/10/2018
4.03 - Fire Hazards - Arson	Medium	Combustibles present within the communal area.	Remove the Combustibles present within the communal	18/11/2018
4.14 - Fire Precaution Measures - Fire Safety Signs & Notices	Management	No fire action sign within the communal area.	Display a fire action sign within the communal area.	18/09/2019
4.03 - Fire Hazards - Arson	Recommended	The main front entrance door is currently fitted with a mortice key lock configuration and no self closing device.	Consider changing the lock and adding a self closing device	18/09/2019

## 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:

