

# Understanding your recent fire risk assessment

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Scheme name: St Anns Square 1-31

Date of Fire Risk Assessment: 20/09/19

The current evacuation policy for your scheme is:  
Stay Put (delayed 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 20<sup>th</sup> September 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 any of the occupants either disabled, in remote areas, young persons or at special risk for any other reason?	High	Co-ordination and cooperation with the company that provide care for the vulnerable resident in flat XX is recommended. A 'person centred fire risk assessment' is required. The assessor observed an electric radiant bar fire (with legs missing) and was therefore sat on the carpet). In front of this fire were several pairs of slippers and other combustible items. The fire detection available in the flat	Alert the company that provide care for the vulnerable resident in flat 7 that a 'person centred fire risk assessment' is required. A Grade D LD1 fire detection system is recommended for this flat and this should be provided at the earliest possible time.	26/10/2019
Is the standard of housekeeping adequate, taking into consideration combustibles within close proximity of ignition sources, accumulation of combustible	Medium	Combustible items are present in the ground floor level electrical cupboard.	Remove the combustible items.	26/12/2019

Can all doors be identified as being nominal FD30 or FD60 where required?	Low	Occupants have to pass within 1.8 metres of the electrical meter cupboard door due to its location. The electric meter cupboard door and side panels do not appear to be 30-minute fire rated.	The current door should be replaced with a certificated FD30S fire door. Enhance the protection of the side panel to a minimum of 30-minutes fire resistance.	26/03/2020
Has the roof void been Accessed?	Low	The assessor was unable to access the roof void There is no loft hatch to enable access to the roof void, therefore the standard of compartmentation could not be confirmed. It could not be confirmed that any fire loading was present as well.	Gain access to the roof void to confirm the level of compartmentation present is of a good standard. Any breaches should be filled using fire resistant building materials. Any fire loading to be removed immediately.	26/03/2020

<p>If there is emergency lighting installed within the premises does it appear satisfactory taking into consideration changes in level, changes in direction and suitable illumination above any fire alarm call points, firefighting equipment and plant/machinery if applicable</p>	<p>Low</p>	<p>Emergency lighting has not been provided within the common areas. The LGA Guide does not specifically recommend that emergency lighting is required in a premises of this size that is open deck access, unless the provision of borrowed light from municipal street lighting cannot be relied upon.</p>	<p>The provision of borrowed light from the municipal street lighting schemes can no longer be relied upon due to many councils switching it off during certain hours of the night as a money saving measure. Determine whether municipal street lighting is provided throughout the full duration of the night. If not, it is recommended that emergency lighting is</p>	<p>26/03/2020</p>
<p>Are there suitable arrangements for ensuring that the premises have been evacuated?</p>	<p>Medium</p>	<p>There are no fire action notices present at the base of the stairways as per the other blocks owned by LYHA.</p>	<p>Display stay-put fire action notices at the base of the stairways as per the other blocks owned by LYHA.</p>	<p>26/12/2019</p>

# 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:

