

# Understanding your recent fire risk assessment

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Scheme name:

St Cyprians Gardens

Date of Fire Risk Assessment: 08/04/19

The current evacuation policy for your scheme is:

**Full 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 8<sup>th</sup> 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:

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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
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	Combustible items are present in the ground floor level electrical distribution room.	Remove the combustible items.	16/07/2019
Is there suitable protection of escape routes?	Low	The ground and first floor lounges are open to the corridors. The lounges contain a high fuel load in the form of upholstered furniture. A low risk observation as a full evacuation procedure is in place and there are no flats within the corridors that may be affected.	Provide self-closing certificated FD30S fire doors between the lounges on both floor levels. Hold open devices connected to the fire alarm system could be incorporated. As the passenger lift also discharges in to the lounges, to prevent smoke spread to the first floor if a fire occurs in the ground floor lounge, a 150mm diameter galvanised flue fitted at the head of the lift running to a roof level tile vent should be considered.	16/10/2019
Can all doors be identified as being nominal FD30 or FD60 where required?	Low	The ground floor cleaners store cupboard door is a hollow core door of low	In the longer term, replace it with a lockable certificated FD30S fire door.	16/10/2019

		fire resistance. A low risk observation as there does not appear to be any sources of ignition present.		
Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?	Medium	The first floor boiler cupboards, first floor store room door and the boiler room within the guests bedroom door do not have combined intumescent/cold smoke seals fitted to them.	Incorporate combined intumescent/cold smoke seals in to these doors.	16/07/2019

<p>Would it appear that any doors have been replaced with a different style of door?</p>	<p>Low</p>	<p>The ground and first floor bin chute room inner lobby doors appear to have had the glazing replaced with safety glass and the doors have no combined intumescent/cold smoke seals fitted to them. A low risk observation as the outer lobby doors are in serviceable condition.</p>	<p>The assessor considers that the cost of replacing the glazing and incorporating combined intumescent/cold smoke seals would outweigh replacement. Therefore in the longer term, replace them with self-closing certificated FD30S fire doors.</p>	<p>16/10/2019</p>
<p>Would it appear that any doors have been replaced with a different style of door?</p>	<p>Low</p>	<p>The ground and first floor bin chute room inner lobby doors appear to have had the glazing replaced with safety glass and the doors have no combined intumescent/cold smoke seals fitted to them. A low risk observation as the outer lobby doors are in serviceable condition.</p>	<p>The assessor considers that the cost of replacing the glazing and incorporating combined intumescent/cold smoke seals would outweigh replacement. Therefore in the longer term, replace them with self-closing certificated FD30S fire doors.</p>	<p>16/10/2019</p>

<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>The stairway door on first floor where the lift is situated is poorly fitting which results in gaps between it and its frame..</p>	<p>Adjust the doors position by altering the location of/packing out the hinges to close the gaps.</p>	<p>16/07/2019</p>
<p>Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?</p>	<p>Medium</p>	<p>The MHCLG issued Advice note 16 (MHCLG/BSP/Advice Note/16/310718) in 2018, post Grenfell. They advise that all flat entrance fire doors should have test evidence demonstrating they meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides. The advice note is ambiguous as it does not elaborate as to if this requirement extends to sheltered schemes or to blocks where a full evacuation procedure is in place.</p>	<p>Maintain a watch for future information that will clarify the situation in respect of replacing the flat entrance doors to meet the new requirement.</p>	<p>16/07/2019</p>

Is there any damage to any of the doors or frames?	High	Flat entrance door 24 does not self-close as it catches on the carpet.	Plane the bottom of the door slightly and adjust the self-closer so that the flat entrance door self-closes.	16/05/2019
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	As laundries are considered to be a higher fire risk area, the large diameter soil pipe within the cupboard should be fitted with an intumescent collar. The ceiling within the first floor boiler cupboards have had holes cut into them for flues/combustion air entry. In the longer term replace the intumescent seal fitted to the bin chute at first floor level.	Fit an intumescent collar to the large diameter soil pipe within the Laundry cupboard. Provide fire rated/intumescent air transfer grilles to the ceilings within the first floor boiler cupboards. When this is complete, fire stop the holes. In the longer term replace the intumescent seal fitted to the bin chute at first floor level.	16/07/2019
Has the roof void been Accessed?	Low	The roof void access hatches in the ancillary rooms such as offices do not appear to meet the fire resistance standard recommended (30 minutes for 2 storey flats or 60 minutes for three storey flats or more).	In the longer term, upgrade the roof void hatches by affixing an A1 non-combustible board tested to EN 1716 and EN 13823 to the roof void facing side or replace with a purpose designed fire rated loft hatches (30 minutes for 2 storey flats or 60 minutes for three storey flats or more). This is considered to be a high priority recommendation due to the absence of roof void fire compartmentation.	16/10/2019
From a visual inspection does the fire	Low	It would be beneficial if a automatic fire detection was	In the longer term, extended fire detection coverage to	16/10/2019

alarm warning system appear satisfactory?		extended to cover the ground and first floor bin chute rooms and the boiler cupboards within the first floor corridors.	the ground and first floor bin chute rooms and the boiler cupboards within the first floor corridors.	
If there is no fire alarm warning system installed within the premises, are the premises deemed safe without it?	Low	It would be beneficial if localised automatic fire detection within the flats themselves was extended to cover the hallways by providing an interlinked smoke alarm in the hallway and an interlinked heat alarm in the kitchens. This would give Grade D LD1 coverage as recommended within the NFCC Specialised Housing Guide.	Extend localised automatic fire detection to cover the flat hallways and kitchens, this would give Grade D LD1 coverage.	16/10/2019
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 is a suitable, sensible alternative. Fire extinguishers that are present in communal lounges, kitchens etc. should be retained in the room that the risk is present, as this is a legal requirement.	16/10/2019

## 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:

