

Understanding your recent fire risk assessment



Scheme name: St Cyprians Gardens

Date of Fire Risk Assessment: 17/03/2020

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 17th March 2020 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
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Leeds and Yorkshire Housing Association
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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:

Risk Rating	Qty	Target Completion
High	1	3 Months
Medium	4	6 Months
Low	5	12 Months
Management High	0	1 Month
Management Low	0	6 Months
Recommendation	1	Unlimited

Question No	Section	Question	Risk Rating	Observations	Recommendations	Target
21.2	Means of giving warning in case of fire	From a visual inspection does the fire alarm warning system appear satisfactory with regards to the coverage and configuration?	High	The fire alarm panel was displaying a fault in zone 1 at the time of the premises survey.	It is understood that the final commissioning of the fire alarm system was completed approximately 7 days before the premises survey, and the installers explained that there may be some bedding in issues experienced (which in the assessors experience is usual). Contact the installers and request that they remedy the fault in zone 1.	25/06/2020
17.6	Means of escape	Is there suitable protection of escape routes?	Low	This item originally appeared on the 2019 fire risk assessment. 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.	25/03/2021
17a(2)	Doors in communal Area .	Can all doors be identified as being nominal FD30 or FD60 where required?	Low	This item originally appeared on the 2019 fire risk assessment. The ground floor cleaners store cupboard door is a hollow core door of low fire resistance. A low risk observation as there does not appear to be any sources of ignition present.	In the longer term, replace it with a lockable certificated FD30S fire door.	25/03/2021
17a(6)	Doors in communal Area .	Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?	Medium	This item originally appeared on the 2019 fire risk assessment. The first floor boiler room door within the guests does not have combined intumescent/cold smoke seals fitted to it.	Incorporate combined intumescent/cold smoke seals in to this door.	25/09/2020
17a(8)	Doors in communal Area .	Would it appear that any doors have been replaced with a different style of door?	Low	This item originally appeared on the 2019 fire risk assessment. 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.	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 the ground and first floor bin chute room inner lobby doors with self-closing certificated FD30S fire doors.	25/03/2021

17a(8)	Doors in communal Area .	Would it appear that any doors have been replaced with a different style of door?	Low	This item originally appeared on the 2019 fire risk assessment. 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.	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 the ground and first floor bin chute room inner lobby doors with self-closing certificated FD30S fire doors.	25/03/2021
17ba(5)	Flat/Bedsit/Bedroom Doors	Is there any damage to any of the doors or frames?	Medium	Flat X entrance door has had a hole where a lock was once present filled with what appears to be a vinyl mastic product, which is unlikely to offer 30-minutes minimum fire	Repair flat 2 entrance door to a 30- minutes minimum fire resistance.	25/09/2020
17b(15)	Flat/Bedsit/Bedroom Doors	Are there any gaps in excess of 3mm between doors and frames or to the bottom of the door?	Medium	Flat X entrance door does not self-close as it is held open on the carpet when fully opened.	It is apparent that the bottom of the door was planed slightly as per the recommendation in the 2019 Fire Risk Assessment, however the door is still being held open by the carpet which has a deep pile. Further adjust the doors position in its frame and/or the self-closer so that the flat entrance door self-closes.	25/09/2020
18.1	Measures to limit fire spread and development	Based on a sample, visual inspection of the premises are there any issues regarding compartmentation to the walls, floors, ceilings and voids above cross corridor doors etc.?	Medium	These items originally appeared on the 2019 fire risk assessment. 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 smoke seal fitted to the bin chute at first floor level is in poor condition.	Fit an intumescent collar to the large diameter soil pipe within the Laundry cupboard. In the longer term replace the smoke seal fitted to the bin chute at first floor level.	25/09/2020
18.2	Measures to limit fire spread and development	Has the roof void been accessed?	Low	This item originally appeared on the 2019 fire risk assessment. The roof void access hatches in the office and guests shower room 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 low priority recommendation due to the majority of the roof area being flat concrete plank, especially in the residential areas.	25/03/2021
	Extinguishing systems	systems installed within the premises, please provide details and test dates		feasibility study is undertaken regarding the installation of a sprinkler or misting system for any domestic flats/units used for sleeping accommodation	feasibility study is undertaken regarding the installation of a sprinkler or misting system for any domestic flats/units used for sleeping accommodation	

23.1	Relevant Automatic Extinguishing systems	If there are any automatic systems installed within the premises, please provide details and test dates	Recommendation	PCL strongly recommend a feasibility study is undertaken regarding the installation of a sprinkler or misting system for any domestic flats/units used for sleeping	PCL strongly recommend a feasibility study is undertaken regarding the installation of a sprinkler or misting system for any domestic flats/units used for sleeping accommodation	
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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:

