

Understanding your recent fire risk assessment



Scheme name:

The Grange

Date of Fire Risk Assessment: 08/04/19

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 8th 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:

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
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 common area at first and second floor levels.	Remove the combustible items and remind the residents of the zero tolerance policy. Signage displayed in the common areas (present in some other premises) would be beneficial to reinforce the policy.	16/07/2019
Can all doors be identified as being nominal FD30 or FD60 where required?	Low	The small under stair store room door in first floor corridor is not fire rated. This is a low risk observation, as there are no sources of ignition within this store.	In the very long term, the door should be replaced with a lockable certificated FD30S fire door.	16/10/2019

Is there any damage to any of the doors or frames?	Medium	The lock is missing from the first floor residents store room, which has a significant fuel load present.	To ensure an effective barrier to protect the escape route, replace the lock.	16/07/2019
Are all cross-corridors/lobby's doors fitted with combined intumescent/cold smoke seals?	Medium	There are no combined intumescent/cold smoke seals fitted to the first floor stairway door. A medium risk observation as smoke may affect the single stairway escape route from the second floor. The combined intumescent/cold smoke seals are missing from the basement fire door which contain the gas and electric meters.	Incorporate combined intumescent/cold smoke seals fitted to the first floor stairway door. Replace the combined intumescent/cold smoke seals that are missing from the cellar fire door.	16/07/2019
Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?	Medium	There are no combined intumescent/cold smoke seals fitted to the ground and first floor residents store rooms, which contain a significant fuel load.	Incorporate combined intumescent/cold smoke in to the fire doors.	16/07/2019

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 the flat entrance doors will meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides due to their age.	Replace the flat entrance doors with self-closing certificated FD30S fire doors that will meet the requirement.	16/10/2019
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	The cellar wall between the stairway and the common areas is damaged. Additionally, the ceiling fire compartmentation is incomplete as sections of plasterboard are missing or damaged.	Repair the fire compartmentation to a 30-minute fire resisting standard.	16/07/2019
Has the roof void been Accessed?	Low	The roof void access hatch was not considered to be of a suitable fire resistance.	Upgrade the roof void hatch 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 hatch (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

<p>Are there adequate firefighting means provided?</p>	<p>Low</p>	<p>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.</p>	<p>Consider removing the fire extinguishers from the common areas. Providing residents with fire blankets is a suitable, sensible alternative.</p>	<p>16/10/2019</p>
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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:

