

Understanding your recent fire risk assessment



Scheme name:

The Lomonds

Date of Fire Risk Assessment: 10/04/19

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 10th 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
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*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 there a suitable policy in place regarding the use of personal electrical appliances?	Medium	A mobility scooter was parked in the corridor close to flat 4.	The storage of mobility scooters within the common area should be discontinued, due to the ignition risk it presents. Remind the resident that the mobility scooter should be stored within the appropriate location. Refer to the NFCC Guidance Document 'Mobility Scooter Guidance for Residential Buildings'.	16/07/2019
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 ground and second floor levels. Additionally, residents are using the basement stairway as additional storage space.	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
Are all cupboard/riser/hatch doors secured against	Medium	To prevent residents from using the basement stairway as a	Keep the basement stairway door locked.	16/07/2019

unauthorised access where required?		storage space, it is recommended that this door is locked in the future.		
Is there any damage to any of the doors or frames?	High	Flat entrance door 11 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.?	Low	The basement ceiling has been sealed in many areas with low fire resistance standard expanding foam between plasterboard joints.	Cut back the foam and skim the ceiling with plaster.	16/10/2019

<p>Does the provision of signage comply with the Health and Safety (Safety Signs and Signals) Regulations 1996, taking into consideration fire exit signs, directional arrow signs, fire door condition signs, fire action notices, firefighting equipment ID and Lift signs etc. (including “No Smoking” signs)</p>	<p>Medium</p>	<p>No smoking signs should be displayed in the common areas, close to the entrance doors.</p>	<p>Display no smoking signs in the common areas, close to the stairway entrance doors.</p>	<p>16/07/2019</p>
<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>
<p>Type of fixed systems and equipment</p>	<p>Medium</p>	<p>The main entrance door is electromagnetically secured. An emergency manual override has been provided in the event that it does not disengage.</p>	<p>Commence a monthly test that is recorded that the manual overrides are functioning correctly. A test key will be required, which is similar to that used to test fire alarm call point.</p>	<p>16/07/2019</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:

