

# Understanding your recent fire risk assessment

---



Scheme name:

Towers Square No 1-6

Date of Fire Risk Assessment: 14/06/19

The current evacuation policy for your scheme is:  
**Stay put (delayed 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 14<sup>th</sup> June 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

---

---

# 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 suitable protection of escape routes?	Medium	The panel above the electrical distribution cupboard in the common area does not have the 30-minutes fire resistance required of it.	Affix door architrave to the fire door frame on the cupboard facing side as per all the other properties in this scheme.	08/10/2019
Could the rating of all fire doors/frames be clearly identified by certificates, stickers or plugs?	Low	The residents store rooms including the doors are of low fire resistance.	In the longer term, e.g. during the next block refurbishment, provide residents store rooms of a minimum of 30-minutes fire rated construction with certificated FD30S fire doors. Self closers will not be required if 'fire door - keep locked shut' signs are displayed.	08/01/2020
Can all doors be identified as being nominal FD30 or FD60 where required?	Medium	The electric meter cupboard door is not fire rated, it s a hollow core domestic type door.	The current door should be replaced with a certificated FD30S fire door.	08/10/2019

Do all doors have a suitably fire rated overhead closing device?	Medium	The self closing device is missing from flat 5 entrance door.	Replace the missing self-closing device and adjust the closing pressure to the residents capabilities.	08/10/2019
Has the roof void been Accessed?	Low	The roof void access hatch in the common area does not appear to meet the fire resistance standard recommended (60 minutes for three storey flats or more).	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).	08/01/2020
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.	Low	Emergency lighting has not been provided within the common areas. The LGA guide recommends that emergency lighting is required in a premises of this size.	Assess the provision of borrowed light from the municipal street lighting scheme and determine if emergency lighting is required.	08/01/2020



## 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:

