

Understanding your recent fire risk assessment



Scheme name:

Valley Court

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:

Norman Davidson
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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 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 first 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
Is there any damage to any of the doors or frames?	Medium	The outer cellar lobby fire door impacts the frame and does not close fully.	Adjust the fire doors hinges and position in its frame so that it closes fully.	16/07/2019

<p>Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?</p>	<p>Medium</p>	<p>The electric meter cupboard fire doors appear to have only intumescent strips fitted, and not combined intumescent/cold smoke seals. This could not be fully confirmed as no keys were provided for the cupboards.</p>	<p>Confirm that the electric meter cupboard fire doors have combined intumescent/cold smoke seals. If not, these should be installed.</p>	<p>16/07/2019</p>
<p>Are there any key lock configurations to doors within escape routes?</p>	<p>High</p>	<p>It could not be confirmed if this door in the older part of the premises was a fire door within the common area or a rear exit door from an individual flat (no keys were supplied).</p>	<p>Confirm that if this door is within the common area, it has a mechanism that will allow escape without the use of a key on the non-hallway facing side.</p>	<p>16/05/2019</p>
<p>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.?</p>	<p>Medium</p>	<p>The assessor could not access the cellar as no keys were supplied.</p>	<p>Perform a visual inspection of the cellar ceiling for fire compartmentation breaches and rectify if any are discovered.</p>	<p>16/07/2019</p>
<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>

From a visual inspection does the fire alarm warning system appear satisfactory?	Low	It would be beneficial if a fire alarm zone plan was displayed at the panel to assist the Fire and Rescue Service.	Provide a fire alarm zone plan at the panel to assist the Fire and Rescue Service.	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.	16/10/2019
Type of fixed systems and equipment	Medium	The block entrance doors are electromagnetically secured. Emergency manual overrides have been provided in the event that they do not disengage.	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.	16/07/2019
Are procedures in the event of a fire appropriate and properly documented?	Medium	The current fire action notices instruct the residents to attempt to extinguish the fire with a fire extinguisher. This type of fire action notice is not appropriate where there is no staff presence.	Replace the fire action notices with examples that are appropriate for residential premises, i.e. not instructing the residents to attempt fire fighting with portable fire extinguishing appliances.	16/07/2019

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:

