

Understanding your recent fire risk assessment



Scheme name:

West Thorpe

Date of Fire Risk Assessment: 15/04/19

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 15th 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
Any Other relevant information as part of the FRA	Medium	Two rooms/areas could not be accessed as key or codes were not provided to the assessor.	Assess the guests bedroom and kitchen within the lounge for fire hazards, fire door suitability and fire compartmentation issues.	30/07/2019
Is there a suitable policy in place regarding the use of personal electrical appliances?	Medium	Mobility scooters were parked within the corridors close to flat 16 and the lounge.	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'.	30/07/2019
Can all doors be identified as being nominal FD30 or FD60 where required?	Medium	Both electrical distribution room doors within the stairways are of low fire resistance (hollow core). The ground floor door to the stairway and the laundry was not upgraded at the same time as the other doors were.	Replace both electrical distribution room doors within the stairways with certificated FD30S fire doors. In the long term, upgrade the ground floor door to the stairway and the laundry with fire resistant board in the same manner as the other doors were.	30/07/2019

<p>Are all cross-corridors/lobby's doors fitted with combined intumescent/cold smoke seals?</p>	<p>Low</p>	<p>All stairway doors on the first floor and second floor where Georgian wired glass is fitted do not have combined intumescent/cold smoke seals. Additionally neither does the lounge fire door.</p>	<p>Incorporate combined intumescent/cold smoke seals in to the doors where they were not originally fitted.</p>	<p>30/10/2019</p>
<p>Are all cupboard/riser/hatch doors fitted with combined intumescent/cold smoke seals where necessary?</p>	<p>Low</p>	<p>The combined intumescent/cold smoke seals are missing from the top edges of the laundry store room and the internal bin store room near the front of the premises.</p>	<p>Replace the combined intumescent/cold smoke seals that are missing from the top edges of the laundry store room and the internal bin store room near the front of the premises.</p>	<p>30/10/2019</p>
<p>Can the rating of all fire doors/frames be clearly identified by certificates stickers or plugs?</p>	<p>Low</p>	<p>Although appearing in sound condition, there was no evidence available to confirm that all of the flat entrance doors in the older part of the premises will meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides due to their age.</p>	<p>Replace the flat entrance doors with self-closing certificated FD30S fire doors that will meet the requirement.</p>	<p>30/10/2019</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 cavity barriers above the corridor subdivision fire doors located close to the lounge and at the ground floor rear entrance to the corridor containing flats are either missing or damaged.</p>	<p>Repair or replace the missing or damaged cavity barriers.</p>	<p>30/07/2019</p>

Has the roof void been Accessed?	Low	The mineral wool cavity barrier above the stairway near flat 42 has been disturbed. The roof void access hatches in the common area 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).	Pull the cavity barrier above the stairway near flat 42 back in to position. 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 high priority recommendation due to the absence of roof void fire compartmentation.	30/10/2019
Is there reasonable limitation of linings that may promote fire spread?	High	The between floor void access hatch in the bin store room is missing. A high risk observation as bin stores are considered to be higher fire risk rooms.	Locate and replace the missing floor void access hatch in the bin store room.	30/05/2019
Does the furniture within the premises conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1988 and 1993)?	Low	Some of the furniture within the ground floor lounge does not have fire safety labelling present, as is typical in some occupancies like this, furniture is donated by former residents families and tends to be relatively old.	Identify and remove the furniture that does not appear to conform to the Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1988 and 1993).	30/10/2019

<p>From a visual inspection does the fire alarm warning system appear satisfactory?</p>	<p>Medium</p>	<p>Flat 3C does not have any localised detection present, other than a carbon monoxide alarm in the kitchen. There is a smoke detector linked to the premises main fire alarm in the hallway though.</p>	<p>The NFCC Guide recommends a minimum of a Grade D LD1 system in sheltered accommodation flats. However due to the full evacuation procedure and the linked smoke detector in the hallway, the assessor considers that a Grade D LD2 system would be appropriate in flat 3C and in any other flat in the older part of the premises. This would consist of a smoke alarm in the hallway and a heat alarm in the kitchen, both interlinked. Arrangements should be made to provide the flats in the older part with this type of system.</p>	<p>30/07/2019</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</p>	<p>Consider removing the fire extinguishers from the common areas. Providing residents with fire blankets within their flats is a suitable, sensible alternative. Fire extinguishers should be retained within the basement meter areas and the lounge/kitchen where they are legally required.</p>	<p>30/10/2019</p>

		premises and not re-enter the flat.		
Is their location visible?	Low	One carbon dioxide extinguisher in the basement meter area appears to have been missed during the last engineers service visit.	Ensure this extinguisher is serviced during the next programmed visit.	30/10/2019
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.	30/07/2019
Are procedures in the event of a fire appropriate and properly documented?	Medium	Some of 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.	30/07/2019

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:

