

Understanding your recent fire risk assessment



Scheme name:

Wood Lane No 12

Date of Fire Risk Assessment: 15/03/19

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 March 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 there any damage to any of the doors or frames?	Medium	The ground floor lobby fire door does not close fully.	Adjust or replace the self-closing device so that the door closes fully.	19/06/2019
Are suitably fire rated overhead closing devices installed to all doors where necessary?	Medium	The first floor lobby fire door catches on the floor covering and does not self-close.	Plane the bottom of the fire door slightly so that it clears the floor covering and self-closes.	19/06/2019
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 Flat entrance door 3 will meet the performance requirement in Building Regulations guidance for fire resistance and smoke control from both sides due to its age.	Replace the Flat entrance door with a certificated FD30S fire door that will meet the requirement.	19/09/2019
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.	19/09/2019
Is the fire alarm warning system tested and maintained in accordance with BS5839 Parts 1 and 6 respectively	Medium	The fire alarm within the common areas is only tested on a fortnightly frequency.	Commence and record weekly fire alarm testing (as it is intended from April 2019 onwards).	19/06/2019

<p>Are there adequate firefighting means provided?</p>	<p>Low</p>	<p>Referring to the LGA guide, 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.</p>	<p>Consider removing the fire extinguishers from the common areas. Providing residents with fire blankets is a suitable, sensible alternative.</p>	<p>19/09/2019</p>
<p>Are procedures in the event of a fire appropriate and properly documented?</p>	<p>Medium</p>	<p>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.</p>	<p>Replace the fire action notices with examples that are appropriate for residential premises. A model example is provided on page 155 of the LGA guide.</p>	<p>19/06/2019</p>
<p>Is the emergency lighting system tested monthly and annually?</p>	<p>Medium</p>	<p>Monthly in-house emergency lighting tests are not currently carried out.</p>	<p>Commence and record monthly in-house emergency lighting testing (as it is intended from April 2019 onwards). It would be good practice if a test switch were provided for this purpose, rather than turning the common area lighting off at the distribution board.</p>	<p>19/06/2019</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:

