

Understanding your recent fire risk assessment



Scheme name:

Wood Lane Court

Date of Fire Risk Assessment: 20 /09/19

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 20th September 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
Are there suitable arrangements for ensuring that the premises have been evacuated?	Medium	There are no fire action notices present at the base of the stairways as per the other blocks owned by LYHA.	Display stay-put fire action notices at the base of the stairways as per the other blocks owned by LYHA.	14/01/2020
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)	Low	No smoking signs are not displayed in the common areas, as per the other blocks in the vicinity.	Display no smoking signs at the base of the stairways as per the other blocks in the vicinity. A low risk observation due to the open deck access.	14/04/2020
Can all doors be identified as being nominal FD30 or FD60 where required?	Low	Flat occupants must pass the electrical meter cupboard doors which are adjacent to the flat entrance doors.	During the next refurbishment of the block, the electrical meter cupboard doors and structures adjacent to all flat entrance doors should be either upgraded or replaced with materials achieving a minimum of 30 minutes fire resistance.	14/04/2020
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 does not specifically recommend that emergency lighting is required in a premises of this size that is open deck access, unless the provision of borrowed light from municipal street lighting cannot be relied upon.	The provision of borrowed light from the municipal street lighting schemes can no longer be relied upon due to many councils switching it off during certain hours of the night as a money saving measure. Determine whether municipal street lighting is provided throughout the full duration of the night. If not, it is recommended that emergency lighting is provided.	14/04/2020

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:

