

UNDERSTANDING YOUR FIRE RISK ASSESSMENT (FRA)

Frequently asked questions

Why am I being sent these documents?

As a response to the Grenfell Tower tragedy, new fire safety legislation was introduced to improve fire safety standards. This requires Housing Solutions, as a landlord, to provide you with more fire safety information, including your Fire Risk Assessment (FRA). The risk to your home has not changed, but we now have a legal responsibility to provide you with key fire safety information.

What information can I access? - The main document is the **Fire Risk Assessment (FRA)**. This contains information on fire safety for your block.

What is a Fire Risk Assessment (FRA)? - It is an assessment by a fire professional to assess potential fire hazards, the chance of a fire occurring and whether the existing safety measures are working. It looks at risk and the actions needed to ensure your safety. All homes which share a communal area to access front doors must have a FRA to check that all the fire precautions within the building are working and that escape routes are kept clear. Housing Solutions carries out an annual FRA for most blocks. We use Savills UK, leading fire specialists, to carry out the FRAs. We have provided you with a copy of the latest FRA for your block.

We have set out below more guidance to help explain information in the FRA.

What is the Building Fire Risk Rating? The FRA provides an overall risk rating, based on any risks from the last assessment. It checks if a fire is likely and what will happen. Any risk identified has a recommendation for Housing Solutions to fix it within a specified timescale. As we deal with risks, they will then be removed from the FRA.

There is terminology used which tells you what risk the building is at – which are:

Trivial Tolerable Moderate Substantial Intolerable



If there are no significant risks identified for action, the building will be given a trivial risk rating.

If there are some risks identified, the rating will be 'Moderate'. This will be reduced to 'Tolerable' when the issues have been resolved. Most buildings have a 'Moderate' rating after a FRA. If something is tolerable or moderate, there are no significant risks identified

that need actioning immediately.

Where serious risks are identified, the risk rating will be 'Substantial'. This will require action to resolve the high risk issues.

If there are no risks listed, this is because we have resolved them since the last FRA inspection.

What is the FRA QR Code? – There is a new Housing Solutions fire safety poster on the noticeboard in your block, with a QR code and Unique Property Reference Number (UPRN). You can access the current FRA for your block using the QR Code.

What is Riskhub? - We have worked with Savills to provide an app – Riskhub -and this will show you your FRA. You need your QR code and the Unique Property Reference Number (UPRN) from the noticeboard in the communal area to use the app. You can also call us and ask for a copy of the FRA.

The app will ask for certain details to confirm who you are - your name, flat number and phone number.

Where can I find Important Fire Safety Information for me as resident? This is available on your FRA and on the Riskhub app. It includes the evacuation plan for your building – what to do in case of fire.

What is an Evacuation plan? This states what you should do if there is a fire. Please check the Fire Safety Notices in your communal areas for your evacuation plan and safe place.

What does 'Stay Put' mean in an evacuation plan? –If there is a fire in another part of the building, your building is designed to keep you safe from fire. 'Stay Put' means you have the option to stay in your home with the doors and windows closed, if you feel safe to do so. However, if you feel unsafe in your home, or start to notice smoke or heat, you should get out to a place of safety.

What does 'Simultaneous Evacuation' mean in a evacuation plan? In the event of a fire or alarm, all residents must get out of the building immediately and go to the designated safe place. This will be on your Fire Notice. Stay outside the building until advised it is safe to re-enter.

What does 'Temporary Simultaneous Evacuation' mean in a evacuation plan? - This is a temporary arrangement usually for a building that was 'Stay Put'. The change will be because something has been spotted that is a risk meaning that Stay Put is no longer safe. This will last until the issues are sorted. In the event of a fire or alarm, it is the same process as Simultaneous Evacuation – get out to the safe place.

What does 'Safe Place' mean - this is a place outside of your block where it is safe to wait while the Fire Service deals with the fire. The details are on the Fire Notice in your corridor.

Other technical terms used

Compartmentation - This is the method of construction that divides your block into separate fire-resisting areas to help prevent fire spreading from one area to another within the building and to the buildings next door.

Fire Door - These are installed to prevent the spread of fire and smoke. Fire doors are only effective when they are kept closed and not damaged. Some doors are fitted with a self-closing device or are kept locked shut. These must not be damaged or tampered with. Your front entrance door may be a fire door if it opens on to a communal area. Do not wedge fire doors open and report any damage to Housing Solutions.

Responsible Person - The Building Safety Act 2022 places fire safety duties on Responsible Persons who have legal responsibility for fire safety. Housing Solutions is the Responsible Person for your building.

Types of Fire Safety Equipment

Housing Solutions is responsible for the maintenance and regular testing of fire safety equipment.

Emergency Lighting – This is fitted in escape routes in some buildings and will operate if the main power supply fails to ensure you can see to get out.

What if my block does not have emergency lighting? Some buildings do not need emergency lighting as they have a lot of natural light or use nearby street lighting.

Fire Alarm System – These are fitted in common areas of buildings, to provide an alarm to tell people to get out immediately in the event of a fire. This includes smoke and / or heat detection systems. Some larger buildings will have a control panel.

Fire Mains - These are fixed pipe systems in some large or tall buildings where the Fire Service would need very long hoses to reach parts of the building. It enables a hose to be connected to a water supply much closer to the fire.

Lightning Protection – If there is a risk of a lightning strike, the system will be fitted to safely transfer the electricity from a strike down to the ground. It is usually on tall buildings.

Smoke Control System - Most buildings require ventilation to stop escape routes and stairs filling with smoke if there is a fire. These may be permanent openings or vents that are opened by a detector or the Fire Service.

Suppression Systems - Some buildings may have sprinkler or misting systems, which are designed to slow the spread of a fire and allow more time for evacuation and the Fire Services to deal with the fire.

These FAQs will be kept updated on our website – you can find them by searching ‘fire safety’ at www.housingsolutions.co.uk and going to our Fire Safety page.