Fire Risk Assessment Details

Manylion yr Asesiad RisgTân

Premises Information		Gwybodaeth am yr Eiddo	
Address	10&11 The Green Trefechan Merthyr Tydfil CF48 2EU	**Cyfeiriad**	10&11 The Green Trefechan Merthyr Tudful CF48 2EU
Number of floors	3 floors (tenants/residents private areas not accessed)	**Nifer y lloriau**	3 llawr (heb fynd i ardaloedd preifat y tenantiaid/preswylwyr)
Approximate floor area per level – m^2	First Floor approx. 38m^2 Second Floor approx. 38m^2	**Arwynebedd llawr pob lefel yn fras – m^2**	Llawr Cyntaf tua 38m^2 Ail Lawr tua 38m^2
Construction Details	Purpose build 1960s block of maisonettes above commercial premises on the ground floor. Access via communal front door with security intercom panel. The floor separating the flats from the commercial premises is of concrete construction and access to the flats is via a concrete staircase. Walls are of cavity construction and the upper floor maisonettes have had external wall insulation installed in approx 2015. This comprises Rockwool panels (fire rating A1) mechanically fixed to the wall with a thin top coat of render (mix of cement and silicone) directly onto the insulation panel (fire rating A2) There is a flat roof construction over, installed in approx. 2000.	**Manylion y gwaith adeiladu**	Bloc o fflatiau a adeiladwyd yn bwrpasol yn y 1960au uwchben eiddo masnachol ar y llawr gwaelod. Mynediad drwy ddrws ffrynt cymunedol a phanel intercom diogelwch. Mae'r llawr sy'n gwahanu'r fflatiau oddi wrth yr eiddo masnachol wedi'i wneud o goncrid a rhoddir mynediad i'r fflatiau i fyny grisiau concrid. Mae gan y fflatiau waliau ceudod a thua 2015 gosodwyd inswleiddiad yn waliau allanol y fflatiau ar y llawr uchaf. Mae'n cynnwys paneli Rockwool (sgôr tân A1) a osodwyd yn sownd yn y waliau gyda haen denau o rendr (cymysgedd o sment a silicon) ac yn syth ar ben y panel inswleiddio (sgôr tân A2). Mae to fflat dros y fflatiau, a osodwyd tua 2000

QMS OHSAS 18001 REGISTERED Cert No. 14135044

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CARTREFI CymoeddMerthyr MerthyrValleys HOMES

Use of Buildings	A property owned by Merthyr Valleys Homes Ltd comprising general needs accommodation over a commercial let property.	**Defnydd o’r adeiladau**	Eiddo ym mherchnogaeth Merthyr Valleys Homes Ltd sy’n cynnwys llety i rai ag anghenion cyffredinol dros eiddo wedi’i osod yn fasnachol.
Scope of assessment where not whole building	Due to the nature of the property as tenanted and private domestic accommodation, the assessment is therefore limited to the common areas and building features which are directly controlled by Merthyr Valleys Homes Ltd.	**Sgôp yr asesiad lle nad oedd yn adeilad cyfan**	Oherwydd natur yr eiddo a’i denantiaeth ynghyd â’r llety domestig preifat, mae’r asesiad felly wedi’i gyfyngu i’r ardaloedd cymunedol a nodweddion yr adeilad a reolir yn uniongyrchol gan Merthyr Valleys Homes Ltd.
Fire Detection		**Diogelwch Tân**	
Fire Detection & Alarm	There is no detection within the common areas. MVH tenanted accommodation is served with a combined heat and optical smoke detection system.	**Canfod tân a larymau**	Nid oes system ganfod yn yr ardaloedd cymunedol. Mae gan unedau gyda thenantiaid MVH ynddynt system gyfunol canfod mwg a gwres.
Emergency & Escape Lighting	Non-maintained (designed to turn on in the event of a power failure) emergency lighting units are in place within the common areas.	**Goleuadau argyfwng a dianc**	Mae unedau golau argyfwng na chynhelir (wedi eu dylunio i ddod ymlaen os bydd y pŵer yn methu) yn yr ardaloedd cymunedol.
Other Fire Protection Systems	Sprinkler system covers the common areas e.g. outside the entrance doors to the flats and within each flat.	**Systemau diogelwch tân eraill**	Mae gan yr ardaloedd cymunedol system ysgeintio dŵr e.e. y tu allan i ddrysau mynediad y fflatiau ac ym mhob fflat.
Fire Loss Detail		**Manylion Colledion Tân**	
Brief history of any previous fire loss	None known, though a previous bonfire of waste materials was noted at the rear elevation at the other end of the terrace.	**Hanes byr o unrhyw golledion tân blaenorol**	Dim hyd y gwyddom, er y sylwyd ar goelcerth lle llosgwyd gwastraff wrth y drychiad cefn ym mhen arall y teras.
Any other relevant information	None	**Unrhyw wybodaeth berthnasol arall**	Dim

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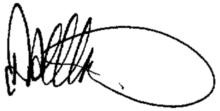
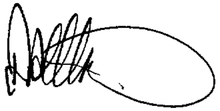
Responsible Person		**Person Cyfrifol**	
Michael Owen **Chief Executive**		**Michael Owen** **Prif Weithredwr**	
Fire Risk Rating		**Sgôr Risg Tân**	
Tolerable	Only minor improvements required that involve insubstantial costs.	**Goddefol**	Angen dim ond mân welliannau sy'n golygu costau ansylweddol.
Fire Risk Assessor			
Derek Hillier **DipRSA, FRSPH,** **FIIRSM, CMIOSH** **Health & Safety Manager**		**Derek Hillier** **DipRSA, FRSPH,** **FIIRSM, CMIOSH** **Rheolwr Iechyd a Diogelwch**	
Current Assessment Date	12th July 2017	**Dyddiad yr Asesiad Presennol**	12th Gorffennaf 2017
Recommended Review Date	July 2018	**Dyddiad Adolygu a Argymhellir**	Gorffennaf 2018