



Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
1 Station Road
Liverpool
L25 3PY**



Report Reference:	N-313724
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Approved by: Scott Brookes Technical Manager	

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1 Introduction

The purpose of this fire risk assessment is to provide an informed and structured examination of the potential fire hazards, which could cause harm to those who work in, visit, reside, or try to escape from the above property. As appropriate, it will help decisions to be made on the status of existing fire safety control measures and to ensure compliance with the current fire safety legislation. The observations and recommendations contained in this fire risk assessment are pertinent to the conditions on the date of inspection only.

Types of survey

The survey which has been undertaken, is a non-destructive type survey (Type 3), and unless there has been any reason to suspect otherwise, the inspection has been purely visual. There may have been a requirement, however, to lift ceiling tiles in communal areas if compartmentation or fire stopping issues were suspected.

The fire risk assessment completed, included the assessment of the structure and external walls of the building, including any cladding systems, balconies and windows.

Limitations

The report has been completed on the basis of the scope of works agreed with the client. Therefore, AEC cannot accept responsibility for elements that lie outside the agreed scope. The report is issued to our client in confidence and AEC has no responsibility(s) to any third parties to whom this report may subsequently be circulated in part or in full and any third parties that rely on this report do so at their own risk.

Disclaimer

The report provides an assessment of the risk to life from fire in these premises, and not building protection issues, and where appropriate, makes recommendations to ensure compliance with fire safety legislation. Whilst the assessor has taken reasonable care to ensure the accuracy of the information provided, the company will not accept liability for any loss (including loss of anticipated profits, loss of expected future business or damage to goodwill) or claim in connection with the information contained within this report.

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2 Summary

The Property

Property address	1 Station Road, Liverpool, L25 3PY
Version	1
Assessment date	March 2025
Assessor	Warren Beech MIFSM
Reviewer	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Homes
Responsible Person	Glenelg Support Limited - 0151 525 7893

Building Information

Property use	Supported living house
No of floors	2
No of flats	Supported living
Approach to flats	Via protected route
Approximate age and construction details.	The property is a two storey (ground and first) 4 bedroomed semi-detached dwelling providing supported living for adult males with autism. The property is managed by Glenelg Support which provides support for up to 3 gentlemen 24/7 (2 staff during the day and 1 sleeping at night). It is of traditional construction, built approximately 1970's and appears to be of masonry with a pitched roof of timber overlaid with slate tiles. A protected escape route is provided from the first floor with fire doors to rooms along the escape route.

Approximate total building height to ridge of roof.	7m
Height of top floor slab	2.5m
External window construction	UPVC

Occupants

Are there any occupants especially at risk from fire?	At the time the audit was carried out the assessor was not made aware of any occupants that may be especially at risk from fire.
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3 Risk Score

Following consideration of current fire safety standards and controls within the premises, the assessor is of the opinion that:

The likelihood of fire occurring is	Medium
The potential severity of harm is	Moderate Harm
The current risk to life is (Use the table below)	Moderate

Likelihood	Potential Consequence		
	Slight Harm	Moderate Harm	Extreme Harm
High	Moderate	Substantial	Intolerable
Medium	Tolerable	Moderate	Substantial
Low	Trivial	Tolerable	Moderate

ESTIMATED RISK LEVEL	Action and timescales
Trivial	No further action is required other than maintaining the control measures that are currently in place
Tolerable	No major additional controls required. However, there might be a need of improvements.
Moderate	It is essential that efforts be made to reduce the risk. The additional control measures that are recommended should be implemented within a defined time period.
Substantial	Urgent action should be taken to reduce the risk. The additional control measures, that are recommended, should be implemented as soon as possible or limitations should be imposed on the parts of the premises affected.
Intolerable	The premises or the part of the premises affected should not be occupied until the additional control measures that are recommended have been implemented.

4 Fire Prevention

Electrical

Are electrical installations and appliances free from any obvious defect?	Yes
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Are fixed installations periodically inspected and tested?	Yes
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Are portable appliances used?	Yes
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Comments:
Fixed installations 5 yearly test 03/08/2022.
PAT 24/05/2024
Electrical appliances are visually tested monthly by staff.

Gas

Are gas installations and appliances maintained and free from any obvious defect?	Yes
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Is gas equipment protected / located so as not to be prone to accidental damage?	Yes
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Comments: Annual gas test by Avela May 2024.

Heating

Are fixed heating installations free from any obvious defect?	Yes
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Are portable heaters used?	No
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Comments: Gas Central Heating with relatively new boiler.

Cooking

Does cooking take place on the premises?	Yes
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Are reasonable measures taken to prevent fires as a result of cooking?	Yes
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Are filters changed and ductwork cleaned regularly?	N/A
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Comments: Electric hob and oven which are used or supervised by care staff.	
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Arson

Does basic security against arson appear reasonable?	Yes
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Is there a reasonable absence of external fuels and ignition sources?	Yes
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Comments: No combustibles stored near the building.	
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Housekeeping

Is accumulation of combustibles or waste avoided?	Yes
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Are there appropriate storage facilities for combustible & hazardous materials?	Yes
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Comments: Good level of housekeeping. The protected escape route was clear of storage.	
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Hot Works

Are there any hot works being carried-out?	No
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Are the premises free of any obvious signs of incorrect hot work procedures in the past?	Yes
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Comments:	
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Smoking

Are there suitable arrangements taken to prevent fires caused by smoking?	Yes
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Comments: No smoking permitted in the premises.	
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Dangerous Substances

Are dangerous substances present, or liable to be present?	No
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Comments:	
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Lightning

Is a lightning protection system installed?	No
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Comments:	
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5 Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
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Do fire exits open in direction of escape where necessary?	Yes
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Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	See comments
Comments: Glenalg provide support to residents within the property. They have adequate procedures in place for the evacuation of up to 3 gentlemen. Thumb turn locks. Exit available through the front or kitchen doors.	

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes
Comments:	

Fire Doors

Doors which are expected to be fire resisting:	• Electrical cupboards • Bedroom doors • Store cupboards
Standard of electrical cupboard doors:	Acceptable
Standard of fire doors:	Acceptable
Are fire doors to a suitable standard?	Yes
Is there suitable provision of self-closing devices?	See comments and Action Plan
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	Yes
Comments: 2 x end bedroom and ground floor lounge fire doors not fully closing by means of the self-closing devices. .	

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
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Is there adequate compartmentation?	See comments
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Is there reasonable limitation of linings that might promote fire spread?	Yes
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Glazing which is expected to be fire resisting, including vision panels and fanlights:	N/A
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Is glazing reasonable and free from any obvious defects?	N/A
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Comments: It was found that the electric and gas meters were located underneath the stairs. The door to this space is not fire resisting. Whilst this would normally be the case, the cupboard forms part of the kitchen which does have a fire door; as such, the compartmentation is deemed satisfactory.

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?	N/A
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Comments:

Smoke Ventilation

Areas where smoke ventilation is expected:	N/A
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Staircase smoke ventilation:	N/A
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Is smoke ventilation reasonable and free from any obvious defects?	N/A
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Comments

Comments: This is a house providing supported living and a simultaneous evacuation strategy is in place; as such, the venting of the staircase is not required.

6 Detection & Warning

Is an electrical fire alarm system expected?	Yes
Why not?	N/A
Is a fire detection and/or alarm system provided?	Yes
Areas covered	Common areas
Comments: A BS 5839-part 6 fire alarm is installed in the house consisting of interlinked hardwired smoke and heat detection throughout the escape route and rooms off.	
System Category	BS5839 Grade D LD2
Cause & Effect	Sounds alarm throughout property
Is the level of false alarms reasonable?	Yes
Is the fire detection & alarm provision reasonable?	Yes
Are there suitable measures for inner rooms?	N/A
Comments	
Comments:	

7 Firefighting

Fire Extinguishers

Are fire extinguishers expected?	Yes
Why not?	N/A
Are fire extinguishers provided?	Yes
Is the provision of fire extinguishers reasonable?	Yes

Fixed Systems

Are any fixed systems provided?	No
Is provision of fixed systems reasonable?	Yes

Fire Service Facilities

Are there any specific fire service facilities?	No
Types of facility	N/A
Is provision of fire service facilities reasonable?	Yes

Comments

Comments:

Extinguishers tested 1/25 by Claughton Fire Protection.

8 Lighting

Normal lighting

Is there adequate lighting of internal escape routes?	Yes
Is there adequate lighting of external escape routes?	Yes
Is there adequate lighting in risk critical areas?	Yes

Emergency lighting

Method of emergency lighting of internal escape routes:	Non-maintained emergency lighting
Is this provision reasonable?	Yes
Method of emergency lighting of external escape routes:	Adequate borrowed lighting
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	None
Is this provision reasonable?	Yes

Comments

Comments:

9 Signs & Notices

Escape Routes

Is escape route signage necessary?	No
Why not?	Single escape route
Is escape route signage provided?	No
Is provision of escape route signage suitable?	Yes

Fire Doors

Is there signage suitable for self-closing fire doors?	N/A
Is there signage suitable for locked fire doors?	N/A
Is there signage suitable for automatic fire doors?	N/A

Other signs & Notices

Is there suitable signage for fire service facilities?	N/A
Are fire action notices suitable?	N/A
Are there suitable notices for fire extinguishers?	N/A
Is there suitable zone information for the fire alarm system?	N/A

Comments

Comments:

10 Fire Management

Procedures & Arrangements

	Simultaneous Evacuation
Current evacuation policy	
Are fire action procedures suitable and appropriately documented?	Yes
Are there suitable arrangements for calling the fire service?	Yes
Is there a suitable fire assembly point?	Yes
Are there suitable arrangements for the evacuation of disabled people?	Yes

Training and Drills

Are staff regularly on the premises?	Yes
Do staff receive suitable training on the following areas:	
Fire risks on the premises & fire prevention measures?	Yes
Action to take on discovering a fire?	Yes
How to raise an alarm?	Yes
Responding to the fire alarm?	Yes
Calling the fire service?	Yes
Location & use of firefighting equipment?	See comments
Are fire drills carried out at appropriate intervals?	Yes

Are employees from outside organisations given appropriate fire safety information?	Yes
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Comments

Comments: This relates to Glenelg staff and their training policies / procedures. Company policy is that staff do not use fire extinguishers. Fire Drill undertaken monthly.

Testing & Maintenance

Is the fire alarm tested & records kept?	Yes
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Is the emergency lighting tested & records kept?	Yes
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Door entry test records	N/A
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Are fire extinguishers subject to suitable tested and records kept?	Yes
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Comments:

Fire alarm tested every Friday.

Emergency lighting 6 monthly 24/10/2024

Extinguishers test date 01/2025

11 Action Plan

Task	
Priority	Medium
Category	Escape Routes & Fire Spread
Sub-category	Fire Doors
Finding	End bedroom fire door not fully closing by means of the self-closing device. n.b. Staff identified the residents as high risk and therefore a protected escape route is required. Low risk occupants who could self-evacuate would not require self-closing devices fitted to the doors, just well-fitting solid doors.
Actions required	Instruct a competent person to repair the door / self-closer so that it fully closes into its rebate.
Status	Identified
Due Date	1st August 2025

Task	
Priority	Medium
Category	Escape Routes & Fire Spread
Sub-category	Fire Doors
Finding	End bedroom fire door not fully closing by means of the self-closing device. n.b. Staff identified the residents as high risk and therefore a protected escape route is required. Low risk occupants who could self-evacuate would not require self-closing devices fitted to the doors, just well-fitting solid doors.
Actions required	Instruct a competent person to repair the door / self-closer so that it fully closes into its rebate.
Status	Identified
Due Date	1st August 2025

Task	
Priority	Medium
Category	Escape Routes & Fire Spread
Sub-category	Fire Doors
Finding	Ground floor lounge fire door not fully closing by means of the self-closing device. n.b. Staff identified the residents as high risk and therefore a protected escape route is required. Low risk occupants who could self-evacuate would not require self-closing devices fitted to the doors, just well-fitting solid doors.
Actions required	Instruct a competent person to repair the door / self-closer so that it fully closes into its rebate.
Status	Identified
Due Date	1st August 2025