



Airborne Environmental Consultants Ltd

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



UPRN:	57270
Report Reference:	N-330651
Issue Date:	March 2026
Approved by: A Southern Environmental Services Technical Administrator	

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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.

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 2026
Assessor	Lee Smart Beng (Hons) MCIOB MIFSM
Client	South Liverpool Housing

Building Information

Property use	Supported living house
No of floors	2
No of flats	Single private dwelling
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 premises can accommodate 3 males but currently has 2 residents. The current age range is between 21-42. The property is managed by Glenalg which provides support for the 2 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.

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

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	Low
The potential severity of harm is	Slight Harm
The current risk to life is (Use the table below)	Trivial

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 are required. However, there might be a need for 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?	See comments
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Are portable appliances used?	Yes
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Comments: 12/08/2022

Gas

Are gas installations and appliances maintained and free from any obvious defect?	See Comments
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Is gas equipment protected / located so as not to be prone to accidental damage?	Yes
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Comments: 09/10/2025

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

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.	
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Arson	
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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:	
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Housekeeping	
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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:	
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Hot Works	
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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

Comments:

Dangerous Substances

Are dangerous substances present, or liable to be present? No

Comments:

Lightning

Is a lightning protection system installed? No

Comments:

5 Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable? Yes

Do fire exits open in direction of escape where necessary? Yes

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 the 2 gentlemen currently residing in the property.

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:

Yes

Are fire doors to a suitable standard?

Yes

Is there suitable provision of self-closing devices?

Yes

Is there suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments:

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

See comments

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing, which is expected to be fire resisting, including vision panels and fanlights:	Yes
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Is glazing reasonable and free from any obvious defects?	Yes
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Comments:

External Wall Assessment (FSA 2021 / PAS 9980)

The building is below 11 m in height. Under ADB Table 10.1, no minimum reaction to fire performance provisions apply to external wall surfaces more than 1 m from the boundary for buildings under 11 m; however, height alone is not determinative.

Based on visual inspection and available construction evidence, the building has traditional masonry external walls with no cladding, combustible insulation, or balcony attachments. There are no indicators of elevated external wall fire risk.

Accordingly, a full PAS 9980 Fire Risk Appraisal of External Walls (FRAEW) is not required. This conclusion is based on a suitable and sufficient initial appraisal, in accordance with PAS 9980 and Fire Sector Federation guidance.

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?	Yes
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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.

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?

Yes

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 14/01/2026	

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?	Yes
Is there signage suitable for locked fire doors?	Yes
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

Current evacuation policy

Simultaneous Evacuation

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?	Yes
Are fire drills carried out at appropriate intervals?	Yes
Are employees from outside organisations given appropriate fire safety information?	Yes

Comments

Comments: This relates to Glenelg staff and their training policies / procedures.

Testing & Maintenance

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

Comments:

Servicing and Testing Regime

SLH operates a formally adopted risk-based servicing and inspection regime for life-safety systems, in accordance with the Regulatory Reform (Fire Safety) Order 2005.

For this building, the applicable servicing frequencies are those set out in SLH's Life-Safety Systems Servicing Schedule (vX.X). These include:

- Emergency Lighting: Monthly visual inspections (non-functional tests), annual service, and annual 3-hour duration test
- Smoke Detector: Annual Service
- Fire Fighting Equipment: Annual service
- Portable Appliance Testing (PAT): Annual testing

The assessor has reviewed SLH's risk-based approach and the property's risk profile (sub-11-metres in height, domestic setting, low-risk occupancy, and operating a full evacuation strategy), and confirms that these servicing and inspection frequencies are appropriate, robust, and suitable and sufficient for this building.

Fire alarm tested every Friday. Drill undertaken monthly.

Emergency lighting 09/10/2025

Extinguishers test date 01/2026

11 Action Plan

No issues identified