



Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
24-29 Cavalier Drive
Garston
Liverpool
L19 2RU**



Report Reference:	N-313769
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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	24-29 Cavalier Drive, Garston, Liverpool L19 2RU
Number of flat assessed (Type 3)	29
Version	1
Assessment date	March 2025
Auditor	Daniel Davies Level 4 DIP FRA, DipFD, Tier 3 NAFRAR, AIFireE
Reviewer	Lee Smart Beng (Hons) MCIOB MIFSM
Client	South Liverpool Housing

Building Information

Property use	Flats Purpose Group 1 (a)
No of floors	3
No of flats	6
Approach to flats	Via protected route
Approximate age and construction details.	It is of traditional construction, built approximately 2001 and appears to be of masonry construction, concrete floors and a pitched roof of timber construction overlaid with tile. The internal partitions appear to be a mixture of masonry construction and plasterboard on wooden stud, the internal fire spread of linings on the escape, circulation routes and other areas appears to be Class 0.

Building height

Approximate total building height to ridge of roof.	9.5 m
Height of top floor slab	6 m
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

		Potential severity of harm		
		Slight Harm	Moderate Harm	Extreme Harm
Likelihood of fire occurring	Low	Trivial	Tolerable	Moderate
	Medium	Tolerable	Moderate	Substantial
	High	Moderate	Substantial	Intolerable

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?	See comments
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Are portable appliances used?	No
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Comments:

The electrical safety test was conducted on 09/12/2021.

No portable appliances are used within the communal areas.

Gas

Are gas installations and appliances 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?	See comments
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Comments:

No gas installations in the communal areas.

Heating

Are fixed heating installations free from any obvious defect?	See comments
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Are portable heaters used?	No
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Comments:

No heating in communal areas.

Cooking

Does cooking take place on the premises?	See comments
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Are reasonable measures taken to prevent fires as a result of cooking?	See comments
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Are filters changed and ductwork cleaned regularly?	See comments
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Comments:

Yes, but within the individual's flat. Cooking is not carried out in the communal areas. The audit was to inspect communal areas and not individual flats as individual flats fall outside the Regulatory Reform (Fire Safety) Order 2005.

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:

Access control on the front door and rear door, these were last serviced 09/10/2024.

Bins are stored away from the property in a dedicated bin area, which is surrounded by brick construction.

Housekeeping

Is accumulation of combustibles or waste avoided?	See action plan
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Are there appropriate storage facilities for combustible & hazardous materials?	Yes
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Comments:

See the action plan referring to housekeeping.

Hot Works

Are there any hot works being carried-out? No

Comments:

No hot works were being carried out at the time of the assessment. A hot works permit and RAMs would be required.

Smoking

Are there suitable arrangements taken to prevent fires caused by smoking? Yes

Comments:

No smoking evident in the communal area.

No smoking signage is displayed in the communal areas.

Dangerous Substances

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

Comments:

No dangerous substances were present on the day of the assessment.

Lightning

Is a lightning protection system installed? No

Comments:

The building does not require lightning protection due to its height.

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: The exit doors operate with a single action, triggered by a push button; if the power is lost, the doors will release. The final exits can open in either direction because the occupants are less than 60. At the time the audit was carried out the assessor was not made aware of any disabled persons in the premises.	
Dimensions	
Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes
Comments: The tenants can reach the staircase within 4.5m. Single staircase with escape via front and back doors. The exit widths are more than suitable for the numbers expected.	
Fire Doors	
Doors which are expected to be fire resisting:	• Electrical cupboards • Flat doors • Store cupboards
Standard of electrical cupboard doors:	Acceptable
Standard of flat doors:	See action plan
Are fire doors to a suitable standard?	Yes
Is there suitable provision of self-closing devices?	See action plan
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	Yes

Comments:

The fire doors appeared to a mixture of notional and composite FD30s door sets, however the door inspected on the day did not have a self-closing device.

See the action plan referring to the flat door.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

See action plan

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:

N/A

Is glazing reasonable and free from any obvious defects?

N/A

Comments:

The compartmentation within the communal areas appears sufficient, and the surrounding walls and floors would offer 60 minutes of fire resistance; however, see finding re roof space.

The electrical cupboard has been fire stopped to a good standard.

See the action plan referring to the small breach in the loft space.

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

As this inspection was a type 3 (non-destructive) inspection the assessors cannot verify if there are sufficient cavity barriers or dampers.

Comments:

No identified on the day of inspection.

Smoke Ventilation

Areas where smoke ventilation is expected:

Staircase

Staircase smoke ventilation:

Openable window

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments:

Manual-opening windows are in the communal areas, which offer 1m² of ventilation. This would have been acceptable at the time of construction.

Note: The fire service will use the windows for smoke control.

6 Detection & Warning

Is an electrical fire alarm system expected?	No
Why not?	Purpose built block of flats
Is a fire detection and/or alarm system provided?	See comments
Areas covered	Flats
Comments: A communal fire alarm is not required as the building adopts a stay put policy.	
Flats	
System Category	BS5839 Grade D LD3
Cause & Effect	Sounds alarm in flat of origin
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: The premises are purpose-built flats, and a communal fire alarm system is not required. The flats are designed for a stay put policy A BS5839-6 fire alarm is installed within the flats – the flat inspected had a BS5839-6 Grade D LD3 in the hallway of the flat.	

7 Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Why not?	No statutory requirement
Are fire extinguishers provided?	No
Is the provision of fire extinguishers reasonable?	N/A

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?	Yes
Types of facility	Entrance door override
Is provision of fire service facilities reasonable?	Yes

Comments:

Fire extinguishers are not required due to residents not being trained on their use. Occupants could potentially injure themselves fighting a fire or accelerate the fire.

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?	N/A

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:

Emergency lighting is provided throughout the communal area.
The final exits are covered by adequate borrowed lighting.

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?	Yes
Are there suitable notices for fire extinguishers?	N/A
Is there suitable zone information for the fire alarm system?	N/A

Comments:

Exit signage is not required as the building has a simplistic means of escape.

The communal fire doors have the correct fire door signage affixed to the door.

A fire action notice is displayed adjacent to the notice board, informing persons on the steps to take in the event of a fire.

10 Fire Management

Procedures & Arrangements

Current evacuation policy	Stay Put
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?	See comments
Are there suitable arrangements for the evacuation of disabled people?	See comments

Training and Drills

Are staff regularly on the premises?	No
Do staff receive suitable training on the following areas:	
Fire risks on the premises & fire prevention measures?	N/A
Action to take on discovering a fire?	N/A
How to raise an alarm?	N/A
Responding to the fire alarm?	N/A
Calling the fire service?	N/A
Location & use of firefighting equipment?	N/A
Are fire drills carried out at appropriate intervals?	N/A

Are employees from outside organisations given appropriate fire safety information?	N/A
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Comments:

Stay put policy, and therefore, it is not necessary to have a fixed assembly point.

No disabled persons were identified; adaptations will be put into place for any persons who require them.

Testing & Maintenance

Is the fire alarm tested & records kept?	N/A
Is the emergency lighting tested & records kept?	See Action Plan
Door entry test records	See Comments
Are fire extinguishers subject to suitable tested and records kept?	N/A
Have sprinklers been tested	N/A
Have smoke vents been tested	N/A
Has the Dry Riser been tested	N/A

Comments:

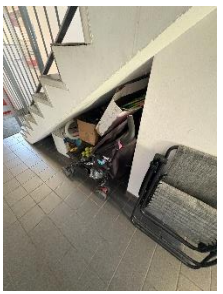
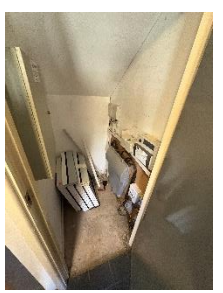
No communal fire alarms are installed.

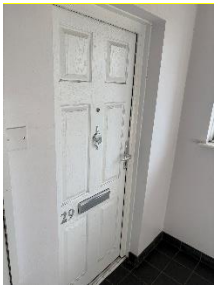
The flat's fire alarms are tested annually in line with the manufacturer's instructions.

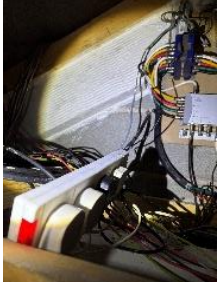
The emergency lighting was last serviced on 09/10/2024.

The door entry test is serviced annually, the last service date was 09/10/2024.

11 Action Plan

Task		
Priority	High	 
Category	Fire Prevention	
Sub category	Housekeeping	
Significant findings	Housekeeping issues were identified underneath the staircase and within the electrical cupboard.	
Actions required	The communal areas and high-risk areas should be kept clear of combustible items at all times, and the tenants should be informed about storing items in the communal areas. All items should be removed.	
Status	Identified	
Due Date	1st May 2025	

Task		
Priority	Medium	
Category	Escape Routes & Fire Spread	
Sub category	Fire Doors	
Significant findings	Flat 29 was inspected on the day of the assessment, and it was identified that the fire door was missing a self-closing device.	
Actions required	A self-closing device should be installed to ensure the flat door closes flush as intended. A self-closer is necessary to ensure a door automatically closes entirely after being opened, which is crucial for fire safety as it prevents the spread of smoke and flames by keeping fire doors shut in an emergency when people might not fully close them while evacuating; essentially, it guarantees that escape routes remain accessible during a fire.	
Status	Identified	
Due Date	1st August 2025	

Task		
Priority	Medium	
Category	Escape Routes & Fire Spread	
Sub category	Construction & Glazing	
Significant findings	A breach in the compartment line in the loft space was identified where a cable had been installed.	
Actions required	The breach should be fire stopped to achieve 60 minutes of fire resistance.	
Status	Identified	
Due Date	1 st August 2025	