




Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
1-5a Yeadon Walk
Speke
Liverpool
L24 1UB**



Report Reference:	N-313753
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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	1-5a Yeadon Walk, Speke Liverpool L24 1UB
Number of flat assessed (Type 3)	3A
Version	1
Assessment date	March 2025
Assessor	Lee Smart BEng (Hons) MCIQB MIFSM
Client	South Liverpool Housing

Building Information

Property use	Flats Purpose Group 1 (a)
No of floors	2
No of flats	6
Approach to flats	Via protected route
Approximate age and construction details.	It is of traditional construction, built approximately 1970 and appears to be of masonry construction, concrete floors, concrete stairs 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.

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

		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

Are fixed installations periodically inspected and tested? See comment

Are portable appliances used? No

Comments:

Records have been provided stating that the 5 yearly electrical hard wire testing was completed 20/07/2022

Gas

Are gas installations and appliances free from any obvious defect? See comments

Is gas equipment protected / located so as not to be prone to accidental damage? See comments

Comments:

No gas installations in the communal areas

Heating

Are fixed heating installations free from any obvious defect? See comments

Are portable heaters used? No

Comments:

No heating in communal areas

Cooking

Does cooking take place on the premises?

See comments

Are reasonable measures taken to prevent fires as a result of cooking?

See comments

Are filters changed and ductwork cleaned regularly?

See comments

Comments:

Yes, but within the individual 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?

See comments

Is there a reasonable absence of external fuels and ignition sources?

Yes

Comments:

Access control on the front door, which was last serviced 11/10/2024

Housekeeping

Is accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments:

Good level of housekeeping identified the escape routes were clear and sterile on the day of assessment.

Hot Works

Are there any hot works being carried-out? No

Comments:

Smoking

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

Comments:

No smoking evident in the communal area. "No smoking" signs are displayed.

Dangerous Substances

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

Comments:

Lightning

Is a lightning protection system installed? No

Comments:

Not required.

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: 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: Travel distances are compliant and in accordance with Approved Document B Vol 1 and DCLG Government Guidance.	

Fire Doors

Doors which are expected to be fire resisting:	<ul style="list-style-type: none">• Electrical cupboards• Flat doors• Store cupboards
Standard of electrical cupboard doors:	See action plan
Standard of flat doors:	See action plan
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
<p>Comments:</p> <p>See action plan regarding electrical cupboard.</p> <p>See action plan regarding flat 3A</p> <p>Flat entrance doors appear to be composite units. Labelling in the door frames states the doors are FD30s rated</p>	

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	It appears that there is adequate compartmentation between the common areas and the flats. However, this is not a destructive FRA.
Is the fire stopping in the roof space adequate?	Yes
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
<p>Comments:</p> <p>The compartmentation was to a good standard throughout the communal area and in the loft space. No issues were identified.</p>	

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:

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. These will be used by the fire service 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:

- The premises are purpose-built flats, and a communal fire alarm system is not required. The flats are designed for a stay put policy.
- The Flat inspected (3A) contained a Grade D smoke detectors configured to an LD2 specification.

Flats

System Category BS5839 Grade D LD2

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:

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?

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

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:	
Non maintained emergency lighting units installed on each level within the communal areas.	

9 Signs & Notices

Escape Routes

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

Is there signage suitable for self-closing fire doors?	Yes
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Is there signage suitable for locked fire doors?	Yes
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Is there signage suitable for automatic fire doors?	N/A
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Other signs & Notices

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

Fire action notices are displayed.

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 identified; adaptations will be put into place for any persons that require them.

Testing & Maintenance

Is the fire alarm tested & records kept?	N/A
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Is the emergency lighting tested & records kept?	See Comments
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Door entry test records	See Comments
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Are fire extinguishers subject to suitable tested and records kept?	N/A
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Have sprinklers been tested	N/A
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Have smoke vents been tested	N/A
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Has the Dry Riser been tested	N/A
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Comments: No fire alarm in communal areas

Emergency lighting 11/10/2024

Door entry system 11/10/2024

11 Action Plan

Task	
Priority	Low
Category	Escape Routes & Fire Spread
Sub category	Fire Doors
Significant findings	Electrical cupboard had screws missing from the hinges.
Actions required	All of the screws should be installed to hinges to aid the integrity of the door.
Status	Identified
Due Date	1st November 2025



Task	
Priority	Medium
Category	Escape Routes & Fire Spread
Sub category	Fire Doors
Significant findings	Flat 3A had damage to the frame and the intumescent strip.
Actions required	A competent contractor should remediate the issues listed above to ensure the doors uphold an FD30s standard. All works undertaken should comply with BS8214. If the doors cannot be remediated, they should be replaced with FD30s door sets.
Status	Identified
Due Date	1st August 2025

