



Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
14-18a Holly Farm Road
Garston
L19 5PQ**



UPRN:	52382
Report Reference:	N-330570
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	14-18A Holly Farm Road, Garston L19 5PQ
Number of flats assessed (Type 3)	Flat 16a
Version	1
Assessment date	March 2026
Assessor	Daniel Robinson L4DipFRA, DipFD, AIFSM
Reviewed by	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Housing

Building Information

Property use	Flats Purpose Group 1 (a)
No of floors	2
No of flats	4
Approach to flats	Via protected route
Approximate age and construction details.	It is of traditional construction, built approximately in 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.

Total building height	7.5m
Height of top floor slab	2.5m
External window construction	UPVC

Occupants

Are there any occupants especially at risk from fire?	The assessor was informed that the occupant of 16a struggles with the stairs. Procedures are being put in place to assist the occupant.
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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	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 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
Are fixed installations periodically inspected and tested?	See comments
Are portable appliances used?	No
Comments: Records have been provided stating that the 5-yearly electrical hard-wire testing was completed on 21/12/2021.	

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 flats. 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 serviced on 02/10/2025.

Housekeeping

Is the accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments:

Good level of housekeeping

Hot Works

Are there any hot works being carried out?

No

Comments:

Smoking

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

See action plan

Comments:

No smoking is evident in the communal area.

See the action plan regarding the missing no-smoking signage.

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 the 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 assessor was informed that the occupant of 16a struggles with the stairs. Procedures are being put in place to assist the occupant.

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:

- Electrical cupboards
- Flat doors
- Store cupboards

Standard of electrical cupboard doors:

Acceptable

Standard of flat doors:

Acceptable

Are fire doors to a suitable standard?

Yes

Is there a suitable provision of self-closing devices?

Yes

Is there a suitable provision of hold-open devices?

N/A

Are doors kept locked where appropriate?

Yes

Comments:

The electrical cupboard door contains intumescent strips and cold smoke seals and is always kept locked.

The assessor was provided access to Flat 16a to inspect the entrance door. The door was a solid composite FD30s with a self-closing device, intumescent strips, and cold smoke seals.

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?	See comments
Is there a 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 the glazing reasonable and free from any obvious defects?	N/A
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. The compartmentation was to a good standard throughout the communal area and in the loft space. No issues were identified.	

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, which offer 1m ² 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:

- 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 BS 5839 Part 6 fire alarm is installed within the flats

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: A BS583-6 fire alarm is installed within the flats. The flat assessed, 16, was equipped with a smoke detector in the entrance 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?	Yes

Fixed Systems

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

Fire Service Facilities

Are there any specific fire service facilities?	Yes
Types of facility	Entrance door override
Is the 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
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Is there adequate lighting of external escape routes?	Yes
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Is there adequate lighting in risk critical areas?	N/A
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Emergency lighting

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

Non-maintained emergency lighting units are 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 the 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
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: 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
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 who require them.	

Testing & Maintenance

Is the fire alarm tested & records kept?	N/A				
Is the emergency lighting tested & records kept?	See Comments				
Door entry test records	See Comments				
Are fire extinguishers subject to suitable testing 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: 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: • Door Entry: Annual service • Emergency Lighting: Monthly visual inspections, Annual service, and Annual 3-hour duration test Having reviewed SLH's risk-based approach and the property's risk profile (sub 11 metres, stay put strategy, domestic setting, low-risk occupancy), the assessor confirms that these servicing frequencies are suitable and sufficient for this building. No fire alarm in communal areas <table> <tr> <td>Emergency lighting</td> <td>02/10/2025</td> </tr> <tr> <td>Door entry system</td> <td>02/10/2025</td> </tr> </table>		Emergency lighting	02/10/2025	Door entry system	02/10/2025
Emergency lighting	02/10/2025				
Door entry system	02/10/2025				

11 Action Plan

Task		
Priority	Medium	
Category	Signs and Notices	
Subcategory	Smoking	
Significant findings	The assessor noted that there was no “no-smoking” signage displayed in the communal area. Signs were identified stored in the electrical meter cupboard.	
Actions required	It is recommended that “No Smoking” signage be added in the lobby area to comply with UK smoking laws. Since 1 October 2012, at least 1 legible no-smoking sign must still be displayed, but owners and managers are now free to decide the size, design and location of the signs	
Status	Identified	
Due Date	1 st August 2026	