

**Fire Risk Assessment  
J179027  
South Liverpool Homes  
29-31b Windfield Green  
Garston  
Liverpool  
L19 8LY**



Approved by



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## Contents

|                                     |    |
|-------------------------------------|----|
| 1 Introduction .....                | 3  |
| 2 Summary .....                     | 4  |
| 3 Risk Score .....                  | 5  |
| 4 Fire Prevention.....              | 6  |
| 5 Escape Routes & Fire Spread ..... | 9  |
| 6 Detection & Warning .....         | 12 |
| 7 Firefighting .....                | 13 |
| 8 Lighting.....                     | 14 |
| 9 Signs & Notices.....              | 15 |
| 10 Fire Management.....             | 16 |
| 11 Action Plan .....                | 18 |

## 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 1) in communal areas only, 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                 | 29-31b Windfield Green, Garston, Liverpool, L19 8LY |
|                                  |   |
| Number of flat assessed (Type 3) | 30b   |
| Version                          | 1   |
| Assessment date                  | March 2020  |
| Assessor                         | Imran Arif FS Dip L4                                |
| Auditor                          | Lee Smart BEng (Hons) MCIQB MIFSM                   |
| Client                           | South Liverpool Housing                             |
|                                  |   |

### Building Information

|   |  |
|---|--|
| Property use                              | Flats Purpose Group 1 (a)  |
| No of floors                              | 3  |
| No of flats                               | 9  |
| 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. |

### 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. |
|---|--|

### 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

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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

Comments: Electric tested 26/09/2017

##### Gas

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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

Comments: No gas installations in the communal areas

##### Heating

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

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Are portable heaters used? No

Comments: No heating in communal areas

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## Cooking

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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 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

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## Arson

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Does basic security against arson appear reasonable? See comments

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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 with fire fighter override switch.

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## Housekeeping

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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: Residents storing items on the means of escape.

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Hot Works

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Are there any hot works being carried-out? No

Comments:

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Smoking

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

Comments: No smoking evident in the communal area.

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Dangerous Substances

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

Comments:

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Lightning

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Is a lightning protection system installed? No

Comments:

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## 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:                          |     |

### Fire Doors

|  |   |
|--|---|
| Doors which are expected to be fire resisting: | <ul style="list-style-type: none"><li>• Electrical cupboards</li><li>• Flat doors</li><li>• Store cupboards</li></ul> |
| Standard of electrical cupboard doors:         | Acceptable  |
| Standard of flat doors:                        | Acceptable  |

|  |                 |
|--|-----------------|
| Are fire doors to a suitable standard?               | See action plan |
| 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: Flat 31 door still damaged                 |                 |

### 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  |
| Comments:  |  |

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### Dampers, Ducts & Chutes

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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:

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### Smoke Ventilation

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Areas where smoke ventilation is expected:

- Staircase
- 

Staircase smoke ventilation:

Permanent vent

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Is smoke ventilation reasonable and free from any obvious defects?

Yes

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Comments: Permanent vents in the communal areas.

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## 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                          |
| <b>Comments:</b> <ul style="list-style-type: none"><li>• The premises are purpose built flats and a communal fire alarm system is not required. The flats are designed for a stay put policy.</li><li>• A BS 5839 part 6 fire alarm is installed within the flats</li></ul> |                                |
| <b>Flats</b>  |                                |
| 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                            |

## 7 Firefighting

### Fire Extinguishers

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Are fire extinguishers expected? No

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Why not? No statutory requirement

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Are fire extinguishers provided? No

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Is the provision of fire extinguishers reasonable? Yes

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### Fixed Systems

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Are any fixed systems provided? No

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Is provision of fixed systems reasonable? Yes

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### Fire Service Facilities

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Are there any specific fire service facilities? Yes

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Types of facility Entrance door override

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Is provision of fire service facilities reasonable? Yes

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## 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

Comments:

## 9 Signs & Notices

### Escape Routes

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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

### Fire Doors

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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

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Is there suitable signage for fire service facilities?

Yes

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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

### Comments

Comments:

## 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 |



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|   |     |
|---|-----|
| Location & use of firefighting equipment? | N/A |
|---|-----|

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|   |     |
|---|-----|
| Are fire drills carried out at appropriate intervals? | N/A |
|---|-----|

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|   |     |
|---|-----|
| Are employees from outside organisations given appropriate fire safety information? | N/A |
|---|-----|

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#### Comments

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.

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#### Testing & Maintenance

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|  |     |
|--|-----|
| 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:

|                    |            |
|--------------------|------------|
| Emergency lighting | 24/09/2019 |
| Door entry system  | 24/09/2019 |

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## 11 Action Plan

| Task                 |  |   |
|----------------------|--|---|
| Priority             | <b>High</b>  |  |
| Category             | <b>Fire Prevention</b>   |   |
| Sub category         | <b>Housekeeping</b>  |   |
| Significant findings | Residents storing on the means of escape.  |   |
| Actions required     | Remove all items from the communal areas and inform all residents that must not be stored in the communal areas. |   |
| Status               | <b>Identified</b>  |   |
| Due Date             | <b>1st May 2020</b>  |   |

| Task                 |   |   |
|----------------------|---|---|
| Priority             | <b>Low</b>  |  |
| Category             | <b>Escape Routes &amp; Fire Spread</b>  |   |
| Sub category         | <b>Fire Doors</b>   |   |
| Significant findings | Minor damage to door 31b identified but the occupant wasn't in to check its integrity                                   |   |
| Actions required     | Check door to see if the damage to the top corner is detrimental to the door's integrity. Repair / replace if necessary |   |
| Status               | <b>Identified</b>   |   |
| Due Date             | <b>1st November 2020</b>  |   |