




Airborne Environmental Consultants Ltd

**Fire Risk Assessment  
South Liverpool Homes  
55 Island Road  
Garston  
Liverpool  
L19 6PA**



Report Reference:	N-295249 v2
UPRN:	57821
Issue Date:	March 2024
Approved by: 	Mr Darren Evans Technical Director

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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	55 Island Road, Garston, Liverpool L19 6PA
Number of flat assessed (Type 3)	2 & 4
Version	1
Assessment date	March 2024
Assessor	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	6
Approach to flats	Via protected route
Approximate age and construction details.	It is of traditional construction, built approximately 1930 and appears to be of masonry construction, wooden floors, wooden stair 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.	11.5 m
Height of top floor slab	7 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. There is a resident in one of the apartments that has reduced mobility; however, the assessor was informed they can use the stairs.
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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

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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? Yes

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Are portable appliances used? No

Comments: Electrical test 25/07/2022

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### 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

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### 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

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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: Good level of housekeeping

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#### Hot Works

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Are there any hot works being carried-out?	No
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Comments:

### Smoking

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

Yes

Comments: No smoking evident in the communal area.

### 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?	See action plan
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 assessor was made aware of a person with reduced mobility in Flat 6, SLH are aware of this person and are monitoring the person's condition.	

### 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:	See action plan
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

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Are doors kept locked where appropriate?

Yes

Comments: [See action plan regarding fire doors](#)

As of 23<sup>rd</sup> January 2023, the **Fire Safety (England) Regulations 2022** requires all Responsible Persons of residential buildings with 2 or more domestic dwellings, with common areas to provide information to residents under Regulation 9 and 10, this includes the following:

**Information to Residents**

You must display fire safety instructions in a Lobby/ conspicuous part of the building.

The instructions must be in a form that residents can reasonably be expected to understand.

The instructions must cover the following matters: the evacuation strategy for the building (e.g. stay put or simultaneous evacuation)

- instructions on how to report a fire (e.g. use of 999 or 112, the correct address to give to the fire and rescue service, etc.)
- any other instruction that tells residents what they must do when a fire has occurred, based on the evacuation strategy
- These instructions must also be provided directly to new residents as soon as reasonably practicable after they move into their accommodation
- Material changes to the instructions (e.g. as a result of alterations to the building).
- Instructions should be reissued to all existing residents at periods not exceeding 12 months.

**Info to residents – Fire Doors**

You must also provide relevant information about fire doors, particularly residents' flat entrance doors, as these play an important part in containing any fire within the flat in which it starts.

In particular you must provide information to all residents to the effect that:

- fire doors should be shut when not in use
- residents or their guests should not tamper with self-closing devices on fire doors
- residents should report any fault with, or damage to, fire doors immediately to the Responsible Person
- Residents will receive this information when they move into a multi-occupied residential building and then on an annual basis

SLH currently provide these fire safety instructions within each common area located on a notice board

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[Construction & Glazing](#)

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Are escape routes protected with suitable walls and floors?

Yes

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Is there adequate compartmentation?

[See action plan](#)

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Is the fire stopping in the roof space adequate?

Yes

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

Yes

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Yes

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Glazing which is expected to be fire resisting, including vision panels and fanlights:

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Is glazing reasonable and free from any obvious defects?

Yes

Comments: Fire stopping has been undertaken within the basement which appears to have been done to a good standard and would provide a minimum of 30-minute fire resistance, The BS5839-1 fire alarm system has been extended into the basement to provide early warning to tenants.

However, See action plan regarding the basement hatch.

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### Dampers, Ducts & Chutes

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

N/A

Comments:

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### Smoke Ventilation

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Areas where smoke ventilation is expected:

N/A

Staircase smoke ventilation:

Openable window

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments: As the building adopts a simultaneous strategy, ventilation is not required. However, a manual opening windows has been installed within the common areas.

## 6 Detection & Warning

Is an electrical fire alarm system expected? Yes

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Why not? N/A

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Is a fire detection and/or alarm system provided? Yes

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Areas covered Flats and common areas

### Comments:

- The premises is not a purpose-built block of flats, and a communal fire alarm system is required.

The building comprises of a BS5839-1 fire alarm system with smoke detection installed throughout the common areas and heat detection located within the hallway of flats. Manual call points are provided along the escape route and adjacent to final exit doors.

### Flats

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System Category BS5839 Grade D LD2

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Cause & Effect Sounds alarm in flat of origin

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Is the level of false alarms reasonable? Yes

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Is the fire detection & alarm provision reasonable? Yes

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Are there suitable measures for inner rooms? N/A

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### Comments:

## 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?	N/A
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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?	N/A
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### Fire Service Facilities

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Are there any specific fire service facilities?	No
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Types of facility	N/A
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Is provision of fire service facilities reasonable?	N/A
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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?	N/A

Comments: The communal emergency lighting system is maintained by Grosvenor APTEC on Behalf of SLH and receives 6 monthly servicing/ full duration tests. Any deficiencies identified with the system during the 6 monthly servicing are rectified as soon as possible. The service was last carried out on 18/10/2023

## 9 Signs & Notices

### Escape Routes

Is escape route signage necessary?	Yes
Why not?	N/A
Is escape route signage provided?	Yes
Is provision of escape route signage suitable?	N/A

### Fire Doors

Is there signage suitable for self-closing fire doors?	Yes
Is there signage suitable for locked fire doors?	See action plan
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?	See action plan
Are there suitable notices for fire extinguishers?	See action plan
Is there suitable zone information for the fire alarm system?	See action Plan

Comments: See action plan regarding signage requirements.



## 10 Fire Management

### Procedures & Arrangements

	Simultaneous Evacuation
Current evacuation policy	
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?	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

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Are employees from outside organisations given appropriate fire safety information?	N/A
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Comments: There is a resident in one of the apartments that has reduced mobility; however, the assessor was informed they can use the stairs.
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### Testing & Maintenance

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Is the fire alarm tested & records kept?	See Comments
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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:


Fire alarm	11/10/2023
Emergency lighting	18/10/2023
Door entry system	18/10/2023


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## 11 Action Plan


Priority	<b>Low</b>	
Category	<b>Escape routes &amp; fire spread</b>	
Subcategory	<b>Ease of use</b>	
Significant findings	The rear final exit door contains a lockable barrel. Classified as low risk as there is an alternative exit	
Actions required	It is recommended <b>either</b> :  The lockable barrel is changed to a thumb turn on the internal side to ensure occupants can open the door in a single action.  Or  Confirm that no tenants have a key, ensuring the rear final exit door can never be locked.	
Status	<b>Identified</b>	
Due Date	<b>1st November 2024</b>	


Priority	<b>Low</b>	
Category	<b>Escape routes &amp; fire spread</b>	
Subcategory	<b>Fire doors</b>	
Significant findings	The assessor found issues regarding excessive fire door gaps. <ul style="list-style-type: none"> <li>• Flat doors</li> <li>• Electrical cupboard doors.</li> </ul>	
Actions required	Instruct a competent contractor to remediate the fire door gaps. Fire doors / flat entrance doors require adjustments to close the gap down to 3mm (+/- 1mm). As the building adopts a simultaneous evacuation, Threshold gaps can be a maximum of 8mm (+/- 1mm).	
Status	<b>Identified</b>	
Due Date	<b>1st November 2024</b>	


Priority	<b>Medium</b>	
Category	<b>Escape routes &amp; fire spread</b>	
Subcategory	<b>Construction &amp; glazing</b>	
Significant findings	Compartmentation works have been undertaken within the basement. However, the basement door/hatch is fabricated from timber that would not offer the fire resistance required.	
Actions required	Instruct a competent contractor to line the inside of the hatch/ door with fire board or other suitable fire stopping materials in order to provide to 30-minutes fire resistance.	
Status	<b>Identified</b>	
Due Date	<b>1st August 2024</b>	

Priority	<b>Low</b>	
Category	<b>Detection &amp; warning</b>	
Subcategory	<b>Flats</b>	
Significant findings	Grade F smoke detectors were identified within the communal areas.  The detectors serve no purpose as they will not provide 75db at the headboard of flat bedrooms, in effect waking persons up in the event of an incident.	
Actions required	Remove the grade F smoke detectors from the common areas. The part 1 fire alarm system in place is sufficient	
Status	<b>Identified</b>	
Due Date	<b>1st November 2024</b>	

Priority	<b>Low</b>	
Category	<b>Signs and notices</b>	
Subcategory	<b>Fire door signage</b>	
Significant findings	Incorrect signage has been installed to the fire doors within the common areas.	
Actions required	The “fire door keep shut” signage should be changed for “fire door keep locked” signage in accordance with BS5499.	
Status	<b>Identified</b>	
Due Date	<b>1st November 2024</b>	

Priority	<b>Low</b>	
Category	<b>Signs and notices</b>	
Subcategory	<b>Other signs &amp; notices</b>	
Significant findings	Fire action notices have not been filled in with the required information.	
Actions required	Ensure the fire action notices are filled in with the relevant information. Assembly point, etc.	
Status	<b>Identified</b>	
Due Date	<b>1st November 2024</b>	

Priority	<b>Low</b>	
Category	<b>Fire prevention</b>	
Subcategory	<b>Fire doors</b>	
Significant findings	Fire extinguisher signage is not required in this building.	
Actions required	Remove the fire extinguisher signage.	
Status	<b>Identified</b>	
Due Date	<b>1st November 2024</b>	

Priority	<b>Low</b>	
Category	<b>Signs and notices</b>	
Subcategory	<b>Other signs &amp; notices</b>	
Significant findings	The assessor identified that there is no zone plan installed adjacent to the fire alarm panel.	
Actions required	Affix a zone plan adjacent to the fire alarm panel in accordance with BS5839-1.  The zone plan should include a pictorial diagram showing colour coded zones, differentiating the zones per floor.	
Status	<b>Identified</b>	
Due Date	<b>1st November 2024</b>	