




Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
19-21a Withington Road
Speke
Liverpool
L24 2TX**



| | |
|---|--|
| Report Reference: | 52349 |
| Issue Date: | March 2024 |
| Approved by:  | Mr R Harris BSc (Hons), CMIOSH, C.Phys, Minst.P Technical Director |

Contents

1 Introduction 3

2 Summary 4

3 Risk Score 5

4 Fire Prevention..... 6

5 Escape Routes & Fire Spread 9

6 Detection & Warning 11

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 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, AEC 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 | 19-21a Withington Road Speke Liverpool L24 2TX |
| | |
| Number of flat assessed (Type 3) | 21A |
| 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 | 2 |
| No of flats | 4 |
| 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. | 9m |
| 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. |
|---|--|

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 comments

Are portable appliances used? No

Comments: Electrical Safety test 04/12/2021

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 individuals 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

Housekeeping

| | |
|---|-----|
| Is 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?

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? | 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">• 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 suitable provision of self-closing devices? | Yes |
| Is there suitable provision of hold-open devices? | N/A |
| | Yes |

Are doors kept locked where appropriate?

Comments: As of 23rd 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

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:

Dampers, Ducts & Chutes

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

N/A

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.
 - BS 5839 part 6 fire alarm is installed within the flats.
-

Flats

BS5839 Grade D LD3

| System Category | |
|---|--------------------------------|
| 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

| | |
|--|--------------------------|
| 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? | N/A |

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 |

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: 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 31/10/2023

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? | N/A |

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:

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 that require them.

Testing & Maintenance

| | |
|--|--------------|
| Is the fire alarm tested & records kept? | See Comments |
|--|--------------|

| | |
|--|--------------|
| Is the emergency lighting tested & records kept? | See Comments |
|--|--------------|

| | |
|-------------------------|--------------|
| 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 fire alarm in communal areas

| | |
|--------------------|------------|
| Emergency lighting | 31/10/2023 |
|--------------------|------------|

| | |
|-------------------|------------|
| Door entry system | 31/10/2023 |
|-------------------|------------|

11 Action Plan

No actions required.