




Airborne Environmental Consultants Ltd

**Fire Risk Assessment  
South Liverpool Homes  
102-104B Highbank Drive  
Garston  
Liverpool  
L19 5PG**



Report Reference:	52332
Issue Date:	March 2024
Approved by: 	Mr R Harris BSc (Hons), CMIOSH, C.Phys, Minst.P Technical Director

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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 ..... 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	102-104B Highbank Drive, Garston L19 5PG
Number of flat assessed (Type 3)	102A
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 1960 and appears to be of masonry construction, concrete floors, concrete 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.	12m
Height of top floor slab	5.8m
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

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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: Electrical Safety Test 30/01/2022

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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 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

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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?

See comments

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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?	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; however, persons have been assessed for suitability for their own properties and adjustments have been put in place.	

### 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:	<b>See action plan</b>
Are fire doors to a suitable standard?	Yes
Is there suitable provision of self-closing devices?	Yes

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Is there suitable provision of hold-open devices?

N/A

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Are doors kept locked where appropriate?

Yes

Comments: 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?

It appears that there is adequate compartmentation between the common areas and the flats. However, this is not a destructive FRA.

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Is the fire stopping in the roof space adequate?

Yes

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Yes

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

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

Yes

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Is glazing reasonable and free from any obvious defects?

Yes

Comments:

### Dampers, Ducts & Chutes

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

N/A

Comments:

### Smoke Ventilation

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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, consisting of smoke detection within the hallway

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

## 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

### Fixed Systems

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Are any fixed systems provided?

No

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Is provision of fixed systems reasonable?

N/A

### 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: 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 20/10/2023

## 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



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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.	
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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	20/10/2023
Door entry system	20/10/2023

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## 11 Action Plan

Priority	<b>High</b>
Category	<b>Escape Routes &amp; Fire Spread</b>
Sub category	<b>Fire Doors</b>
Significant findings	Self-closing device missing off the flat entrance door (102A)
Actions required	Task a competent person to install a self-closing device so that the door closes into the rebate as intended under its own weight
Status	<b>Identified</b>
Due Date	<b>1st May 2024</b>