




Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
2-28 Locke Street
Garston
Liverpool
L19 8EH**



Report Reference:	57221
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Approved by: 	Mr R Harris BSc (Hons), CMIOSH, C.Phys, Minst.P 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	2-28 Locke Street, Garston, Liverpool, L19 8EH
Number of flat assessed (Type 3)	5
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	27
Approach to flats	Via protected route
Approximate age and construction details.	<p>It is of traditional construction, built approximately 2000 and appears to be of masonry construction and a roof which has a slight pitch overlaid with composite material. Central single concrete stairway within an open foyer. The foyer has steel support columns with steel beams and concrete floors. Protected corridors off with automatically opening vents (AOVs) at the end.</p> <p>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.</p>

Approximate total building height to ridge of roof.	7.3m
Height of top floor slab	3.9m
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 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

Are electrical installations and appliances free from any obvious defect? Yes

Are fixed installations periodically inspected and tested? Yes

Are portable appliances used? No

Comments: Fixed installations tested 29/09/2022

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 action plan

Comments: Boilers are located in a dedicated room on the 2nd floor. The gas shut off has a fusible link arrangement which is seen as good practice. Gas safety check was carried out on 21/09/2023

The external gas supply enclosure is open. The cover is not fixed.

Heating

Are fixed heating installations free from any obvious defect? Yes

Are portable heaters used? No

Comments: Boilers supplying the flats only.

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:
CCTV in use monitoring external areas.
Access control on the front door. Only residents and their guests have access to the building.
The bin store is away from the building.
No combustibles stored near the building.

Housekeeping

Is accumulation of combustibles or waste avoided? Yes

Are there appropriate storage facilities for combustible & hazardous materials? See action plan

Comments: Good level of housekeeping in the escape routes and a weekly cleaning regime is in place.

Storage of combustibles within the 2nd floor boiler room.

Excessive storage of waste combustibles in ground floor store room creating high fire-loading.

Hot Works

Are there any hot works being carried-out? No

Comments: Hot works permits should be issued for any works carried out.

Smoking

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

Comments: No smoking evident in the communal area. Signage displayed.

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: Push bar rear exit. Mag-lock front door with emergency over ride. Door entry tested 20/10/2023 Adaptions will be put in place for persons with severely reduced mobility.	

Dimensions

Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes
Comments: Travel distances in compliance with Approved Document B Vol 1 and BS9991	

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
	Yes

Is there suitable provision of hold-open devices?

Are doors kept locked where appropriate?

Yes

Comments: All doors observed to meet FD30S standards throughout the block. Flat doors are FD30S fire door sets. Hold open devices on corridor doors linked to the fire alarm system.

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?

See action plan

Is the fire stopping in the roof space adequate?

Yes

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

See action plan

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

Yes

Is glazing reasonable and free from any obvious defects?

Yes

Comments:

It appears that there is adequate compartmentation between the common areas and the flats. However, this is not a destructive FRA. Items were identified where a water leak has occurred and ceiling tiles have also been displaced.

Fire stopping completed in communal rooms/ cupboard, above corridor doors and within the roof space.



The balcony balustrades are constructed from timber, a separate report has been undertaken for these in 2019. The findings were to implement a management plan and replace the timber with non-combustible material when they get into disrepair. As the timber is in a small section and the floors are steel, the risk of fire spread is very low.

Dampers, Ducts & Chutes

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

Yes

Comments: Fire stopping in the roof voids and above cross corridor doors. No ducts identified in communal areas.

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircase
- Corridors

Staircase smoke ventilation:

Automatic Vent

Is smoke ventilation reasonable and free from any obvious defects?	Yes
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Comments: Automatic opening vents are in the communal corridors and staircase. These will be used by the fire service for smoke control. Smoke vents tested annually 26/05/2023.
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6 Detection & Warning

Is an electrical fire alarm system expected?	No
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Why not?	Purpose built block of flats
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Is a fire detection and/or alarm system provided?	Yes
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Areas covered	Flats and common areas
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Comments:

The addressable fire alarm system in the common areas is linked to all the apartments and to automatic opening vents in the stair / corridors.

Flats

System Category	BS5839 Pt1 L2
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Cause & Effect	Sounds alarm in flat of origin and at the panel
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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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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 provision of fixed systems reasonable? Yes

Fire Service Facilities

Are there any specific fire service facilities? No

Types of facility N/A

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

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?

No

Why not?

- Single escape route

Is escape route signage provided?

Yes

Is provision of escape route signage suitable?

Yes

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?

Yes

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

Comments: Signage to relevant British Standards.

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

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 AOVs been tested

See Comments

Have sprinklers been tested

N/A


Has the Dry Riser been tested


N/A


Comments:

Fire alarm	12/01/2024
Emergency lighting	18/10/2023
Door entry system	20/10/2023
AOV	26/05/2023

11 Action Plan

Task		
Priority	High	
Category	Fire prevention	
Sub category	Gas	
Significant findings	The cover to the external gas supply is not fitted and has been left on the floor adjacent.	
Actions required	The cover should be replaced and secured to prevent tampering with the gas supply.	
Status	Identified	
Due Date	1st May 2024	

Task		
Priority	High	
Category	Fire prevention	
Sub category	Housekeeping	
Significant findings	Storage of combustibles within the 2 nd floor boiler room.	
Actions required	The combustible items should be removed from the risk room and the room kept clear.	
Status	Identified	
Due Date	1st May 2024	

Task		
Priority	High	
Category	Fire prevention	
Sub category	Housekeeping	
Significant findings	Excessive storage of waste combustibles in ground floor store room causing high fire loading.	
Actions required	The waste items should be removed and storage reduced to a reasonable level.	
Status	Identified	
Due Date	1st May 2024	

Task	
Priority	Medium
Category	Escape routes & fire spread
Sub category	Construction & glazing
Significant findings	There is a hole in the ceiling of the 2 nd floor boiler room where there has been a water leak.
Actions required	Repair the ceiling to the standard of the existing construction.
Status	Identified
Due Date	1st August 2024



Task	
Priority	Medium
Category	Escape routes & fire spread
Sub category	Construction & glazing
Significant findings	Suspended ceiling tiles in the ground floor foyer are missing/ displaced. The tiles are fire resisting and provide protection to the area above.
Actions required	Replace the ceiling tiles into their frames.
Status	Identified
Due Date	1st August 2024



Task	
Priority	Very Low
Category	Escape routes & fire spread
Sub category	Construction & glazing
Significant findings	Timber used to face the balustrade on the balconies
Actions required	Monitor the timbers and replace with FR material when they deteriorate
Status	Identified
Due Date	Review March 2025

