Airborne Environmental Consultants Ltd

Fire Risk Assessment
South Liverpool Homes
Servite Court
Millcroft Road
Woolon
Merseyside
L25 8TS

UPRN:	57568
Report Reference:	N-330654
Issue Date:	March 2026
Approved by: A Southern Environmental Services Technical Administrator	

Airborne Environmental Consultants Ltd., 23 Wheelforge Way, Trafford Park, Manchester M17 1EH
Tel: 0161 872 7111 Web: www.aec.uk.net

Table of Contents

- **General Information**

Property Details

Address	Servite Court
	Millcroft Road
Town / City	Woolton
County	Merseyside
Postcode	L25 8TS

Number of flats assessed (Type 3)	8
Version	1
Assessment date	March 2026
Assessor	Warren Beech MIFSM
Reviewer	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Homes
Responsible Person	South Liverpool Homes Limited - 0330 303 3000

Maximum number of floors	2
Number of staircases	4
Number of passenger lifts	1
Number of flats	63 (49 in the main building)

Approximate total building height to the ridge of the roof.	9m
Height of top floor slab	3m
External window construction	Timber & UPVC

System Overview

Fire alarm and detection system	Addressable BS5839 Part 6 Grade A LD2 fire detection and alarm system. This covers the communal areas and risk rooms, with a heat detector also within the hallway of each flat. The alarm will only sound in the communal areas and alert the monitoring company/ warden. Detection within each flat has recently been upgraded to comply with NFCC Fire Safety in Specialised Housing recommendations: BS 5839-6 Category LD1 system. Smoke alarms are provided in all circulation spaces and all rooms within each flat, other than kitchens and bathrooms. In kitchens, heat alarms are provided. The alarms are linked to the Appello telecare ARC.
Emergency lighting	Internal and external emergency lighting to BS5266.
Firefighting provisions	Hydrant is within 45m.
Extinguishers	The provision has been changed to align with guidance provided in NFCC Fire Safety in Specialised Housing. Portable fire extinguishers are provided to BS5306 in, or within the required travel distance of plant rooms, the laundry, communal lounge, kitchen and staff office.
Dry riser	None. Buildings under 18m
Means of escape	'Stay put' policy in the flats with simultaneous evacuation within the communal areas. The flats open into protected corridors with alternate means of escape available. Four protected stairways are available across the 1st floor, which leads to a place of safety.
Signage	Exit signage. FFE signage, Fire Action Notices, Door signage

- **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.

Airborne Environmental Consultants,

23 Wheelforge Way,

Ashburton Point,

Trafford Park,

Manchester,

M17 1EH

0161 872 7111

- **The Building Structure**

Servite Court is purpose-built housing for over 55's consisting of 63 properties, 49 of which are in the main block over 2 floors. The 14 external flats have no communal areas and are not included in this report. Staff are present during office hours (warden, cleaner and maintenance). The purpose group for the premises is 1(a) flat.

The building is of traditional construction, built approximately in 1983 and appears to be of masonry construction, concrete floors and a pitched roof of timber construction overlaid with slate tiles. 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.

Properties were accessed and found to have 30-minute fire doors with Perko self-closing devices installed (see Additional Notes) as well as intumescent strips and smoke seals. All communal area fire doors were in the process of being replaced at the time of inspection, including cross-corridor partitions containing fire doors.

Heating is provided by a wet central heating system, powered by a gas-fired boiler. The premises contain electrical equipment, stationery materials, furniture, bedding and standard kitchen items. Sources of ignition within the premises are electricity (sparks, overheating and short circuiting), naked flames and radiant heat (cookers/heaters) and cigarettes. However, there is a strict no-smoking policy within the communal areas.

Four protected stairs serve the upper floor area and lead to ground final exits which discharge to a place of ultimate safety (fresh air).

Due to the building layout, there are sufficient escape routes, and travel distances appear to be compliant with current guidance; therefore, adequate egress routes have been provided.

The construction, design and passive fire protection methods used within this property allow a stay-put policy to be implemented. If the fire alarm goes off in the common areas, all persons in the communal area are expected to evacuate. All residents are made aware of this policy when signing for their tenancy agreement.

Main building – A BS5839-6 LD2 fire detection system is installed with manual call points on escape routes and smoke/ heat detection in the communal areas, risk rooms and flat hallways. The alarm system is monitored by Appello when the site manager is off-site.

Each flat now has an independent BS5839-6 LD1 system, which is monitored by Appello as part of the warden call system. On activation of the fire alarm, the warden call will ring the flat occupant, and if there is no answer within 60 seconds, the Fire Service and site manager will be notified.

An NM/3 emergency lighting system has been installed covering the communal areas.

A passenger lift has been provided, but it is not suitable for evacuation purposes.

Arson prevention measures include an entry control system on the main entrance, which has a maglock emergency override on the internal side of the door. In addition, no rubbish/refuse is left in the communal areas, and this is enforced through tenancy agreements and regular inspections.

Compartmentation and damper surveys have recently been completed, and remedial works are ongoing. New communal fire doors were being installed at the time of inspection.

Sufficient access and water supplies for fire-fighting operations have been provided.

- **Summary of report**

The main persons at risk within the premises are the residents. However, there are also staff within the premises during the daytime hours, providing support, cleaning the property and undertaking maintenance. The residents are familiar with the premises, and the building has been provided with the relevant active safety systems, such as emergency lighting and automatic fire detection.
Arrangements are in place to ensure the safety of occupants of the properties, such as 24 monitoring systems with pull-cord or pendant control. A daily safety check is also undertaken on all residents to ensure they are safe and well.

A very good level of fire safety was observed at the time of the fire risk assessment, with an excellent standard of housekeeping observed, escape route checks being completed, and records being maintained.

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is 'Medium' risk. That is, normal fire hazards are present (e.g., potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be ‘Slight’ harm. That is, any outbreak of fire is unlikely to result in serious injury or death of any occupant (other than an occupant in a room in which a fire occurs).

Accordingly, it is considered that the risk to life from fire at these premises is ‘Tolerable’. That is, no major additional controls are required. However, there might be a need for improvements that involve minor or limited cost. It is considered that the recommendations contained within this document are implemented in order to maintain it at a 'Tolerable' level.

- **The Occupants**

Relevant Persons

Maximum number of persons in building	Approx. 70
Number of employees at one time	5 (Warden, cleaner, plus maintenance)

Occupants at special risk

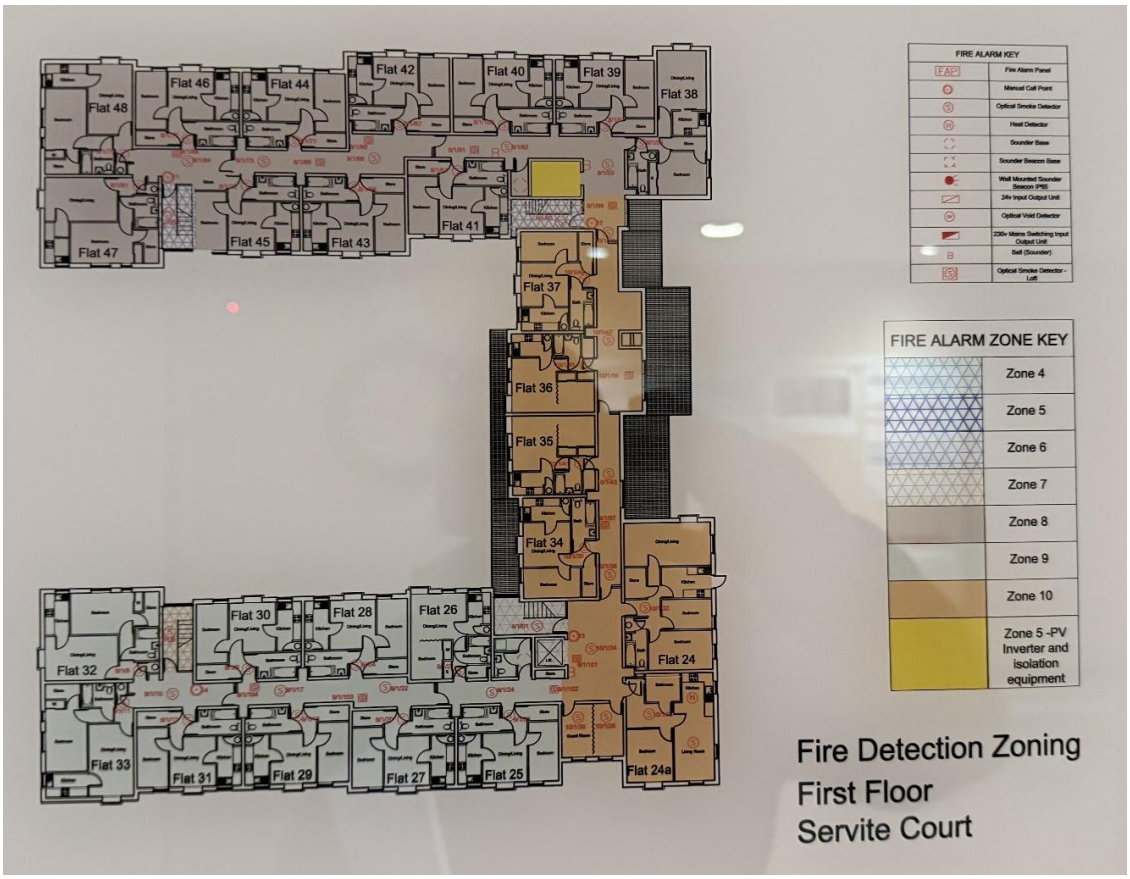
Sleeping occupants	Yes, occupants of the flats
Occupants with disabilities	Age-related rather than extra care. The evacuation list details medical information for each resident, along with their ability to evacuate to the nearest fire exit.
• Mobility-impaired	Residents are generally mobile, but many require walking aids. A regular review is carried out, and a record is kept along with medical information.
• Hearing-impaired	Eight hearing-impaired residents at the time of inspection. Strobes and vibrating pillows are provided where required.
• Learning difficulties	None identified during the inspection
Occupants in remote areas	N/A

History of Fires?

Has there been any history of fires on the premises?	No recent incidents were disclosed to the assessor.
Are the premises subject to any enforcement notices (issued by the licensing authority or the fire service)	No

- **Plans**


FIRE ALARM KEY
FIRE ALARM ZONE KEY
Zone 1
Zone 2
Zone 3
Zone 4
Zone 5
Zone 6
Zone 7
Common Room
Quiet Room
Fire Detection Zoning
Ground Floor
Servite Court


FIRE ALARM KEY
FIRE ALARM ZONE KEY
Zone 4
Zone 5
Zone 6
Zone 7
Zone 8
Zone 9
Zone 10
Zone 5 -PV Inverter and isolation equipment
Fire Detection Zoning
First Floor
Servite Court

Fire Risk Assessment

This assessment has been produced in line with the statutory demands of the Regulatory Reform (Fire Safety) Order 2005 and associated legislation. The aims and objectives are to provide the responsible person with the details of existing fire prevention and protection provisions within the premises and highlight areas where improvements can be made to provide a safe working environment.
The overall objectives are to ensure:

- Life safety for staff, employees, general public, and fire service personnel.
- Protection of the building and assets of the company, including insurance requirements – a fire can cause extensive damage to property, both through the effects of fire and smoke and during extinguishing operations.
- Effective provision for ensuring minimal business interruption following a fire.

Article 9 of the Regulatory Reform (Fire Safety) Order 2005 requires all Fire Risk Assessments to be reviewed by a competent person regularly to ensure that it is kept up to date, and particularly if:

- There is reason to suspect that it is no longer valid.
- The nature of your work has changed.
- You are engaged in any new activities that could be considered to be a fire risk since the Fire Risk Assessment was first produced.
- There have been any material alterations to your premises, both internal and external.
- Your user group has changed

The Chief Fire Officers Association (CFOA) definition of - Regularly – is generally accepted to be every 12 months.

- **Five Steps of a Fire Risk Assessment**

STEP 1

IDENTIFY THE FIRE HAZARDS

To identify the hazards within the premises, we have used our knowledge and experience to identify sources of ignition, fuel and work processes present. The hazards and actions required are detailed in the significant findings.

STEP 2

IDENTIFY THE LOCATION OF PEOPLE AT SIGNIFICANT RISK IN CASE OF FIRE

The types of people at risk on your premises are employees, members of the public and any contractors that may be employed on the premises.

STEP 3

EVALUATE THE RISKS

All risks have been evaluated at the time and date of inspection. This is not to say that a risk may present itself after the risk assessment was carried out. Step 5 will cover this should a risk present itself. Future risks will then be re-evaluated.

STEP 4

RECORD THE FINDINGS AND ACTIONS TAKEN

All findings have now been recorded and the actions to be taken can be found in the "Significant findings".

STEP 5

REVIEW FIRE RISK ASSESSMENT

This document is an active document and should be reviewed on a regular basis. Should anything be brought to your attention, material alterations carried out or changes to the working processes, then the document should be reviewed immediately.

Overall Fire Risk Assessment

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	Slight 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 are required. However, there might be a need for 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.

Relevant Fire Safety Guides

England & Wales

Sleeping Accommodation (ISBN 978 1 85112 817 4)

NFCC Fire Safety in Specialised Housing

Supplementary Guide – Means of escape for disabled people (ISBN 978 1 85112 8737)

- **Significant Findings**

Priorities for Action

To assist you in allocating resources, the recommendations in this report have been assigned priorities as follows:

Immediate Priority	A dangerous condition liable to cause an imminent risk of a fatal or major injury. These matters should be resolved, or work initiated within 24 hours
High Priority	Contravention of statutory requirements which could lead to fire resulting in fatal or major injury, and the issuing of a Prohibition Notice or legal proceedings being instituted by the Enforcing Authority. These matters should be resolved, or work initiated within seven days
Medium Priority	Contravention of statutory requirements which could lead to fire or injury or the issuing of an Enforcement Notice. These matters require a planned program of action to eliminate or control the risk identified. It is suggested these matters be resolved or work initiated within 3 months
Low Priority	Matters not in line with best practice and/or established Company procedures. Enforcement action is not likely, although accident or property damage possible. The recommendations made are desired improvements, precautions or techniques consistent with good fire and health and safety control and practice. These matters should be resolved, or work initiated within a planned timescale

Significant findings		
Priority	**High priority 2**	
Area of non-compliance	**Sources of Fuel**	
Item number	**2.5**	
Significant findings	Combustible waste items are being stored in the boiler room.	
Actions required	The items should be removed, and risk rooms should be kept clear of combustibles.	
Responsible Person	South Liverpool Homes	
Due Date	**1st May 2026**	

Significant findings	
Priority	**Medium priority**
Area of non-compliance	**Sources of Fuel**
Item number	**2.6**
Significant findings	Following a damper survey by Ventro Fire Compliance in September 2025, which identified a large number of deficiencies, a fire engineer working on behalf of Airbourne Environmental Consultants was requested by South Liverpool Homes to review the ventilation ducting of Servite Court. Specifically, the trunking located within the communal risers that is inked into the apartment ventilation systems. Following the site visit, the fire engineer has concluded that the dampers are in place and would have been compliant with guidance available at the time of construction; however, they are not serviceable and have not been maintained for a long time, making them non-compliant. (For further detail, see AEC report ref. N-324610 dated 16/12/2025).
Actions required	Remedial work should be completed as required. Proposals have been given in the report as detailed below: • Given that the premises do not have to align with current guidance, it would be considered acceptable for the client to replace the existing dampers with serviceable units that are thermally actuated. • Alternatively, the client should investigate the potential to have each of the apartment ventilation systems extract directly through the external wall, ensuring the systems do not cross compartment lines.
Responsible Person	South Liverpool Homes
Due Date	**1st August 2026**

Significant findings		
Priority	**Medium priority**	
Area of non-compliance	**Structural features that will allow fire to spread**	
Item number	**3.4**	
Significant findings	It was observed that, where a new inspection hatch has been installed next to the cross-corridor fire door near room 2, non-fire-rated expanding foam appears to have been used for firestopping above the door.	
Actions required	As part of the current fire door replacement works, the foam should be removed and a more suitable material used. e.g. an instrument mastic.	
Responsible Person	South Liverpool Homes	
Due Date	**1st August 2026**	

Significant findings		
Priority	**High priority 2**	
Area of non-compliance	**Means of Escape**	
Item number	**4.23**	
Significant findings	The external emergency lighting unit outside the boiler room has no power light to indicate that it is in working order.	
Actions required	Ensure that the external emergency lights are in working order and included within the testing regime.	
Responsible Person	South Liverpool Homes	
Due Date	**1st May 2026**	

Significant findings		
Priority	**Low priority**	
Area of non-compliance	**Fire Alarm and Detection**	
Item number	**5.4**	
Significant findings	The assessor was informed that the ground floor former mail room is required for storage. There is no smoke detection located in this room.	
Actions required	A smoke detector should be provided in the room linked to the existing communal fire alarm system. As a new fire alarm system is due to be installed, it is reasonable to add it as part of the upgrade. In the meantime, storage should be kept to a minimum, and no sources of ignition should be permitted in the room.	
Responsible Person	South Liverpool Homes	
Due Date	**1st November 2026**	

Significant findings	
Priority	**Medium priority**
Area of non-compliance	**Fire Fighting Equipment & Fixed Fire-Fighting Installations**
Item number	**6.1**
Significant findings	No fire extinguisher has been provided in the ground-floor electrical meter room.
Actions required	Provided a suitably mounted CO^2 extinguisher in the meter room, appropriate for the electrical risk.
Responsible Person	South Liverpool Homes
Due Date	**1st August 2026**

Additional Notes

Section	Comments	
3.7	A compartmentation review by Bell Group in September 2024 concluded that the open void within the loft space was excessive and would normally be subdivided every 20m. A fire engineer, Lee Smart, working on behalf of Airbourne Environmental Consultants, was subsequently requested by South Liverpool Homes to review the loft space, specifically in the communal corridors, in order to determine whether there is sufficient compartmentation/subdivision in place. Following the site visit, the fire engineer has concluded that the space is compliant with previous and current versions of the Approved Documents relating to the provision of fire curtains. In addition to the void meeting compliance, the area has been provided with smoke detection in line with BS5839-1, which will provide early warning of an incident developing, aligning with guidance. Please refer to the AEC report ref. N-324610, dated 16/12/2025, for further details.	
4.14 4.15 4.16 4.17	The communal fire doors were in the process of being replaced at the time of inspection. This includes cross-corridor fire doors and surrounding partitions. Of the doors that had been completed, the work appeared to be of a very good standard. Flat internal doors are outside the scope of the Fire Safety Order; however, it is advised that protected entrance halls are not required in the flats and therefore the internal doors are not required to be fire doors.	
4.15	The Perko-type door closers fitted to the flat front doors appear to be '**uncontrolled** door closers' and, as such, are no longer acceptable in new buildings under current standards due to unreliability. As they were allowable at the time of construction, it is not deemed reasonably practicable to change them at this time if they are still working effectively. If any devices become defective or do not close the door fully, they should be replaced with a '**controlled** type' self-closing device, which may be a positive action overhead or concealed door jamb type self-closing device compliant with BS EN 1154. Where a new or replacement self-closing device is fitted, it should not affect the fire resistance of the door when tested in accordance with BS EN1364-1 or BS 476-22	

4. Means of escape	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: <u>Information to Residents</u> 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. <u>Info to residents – Fire Doors</u> 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 provides these fire safety instructions within each common area located on a noticeboard**

Section1: Sources of Ignition			
1	Hazards / Control Measures	Satisfactory	Observations
1.1	Smoking ban enforced.	YES	• No smoking allowed in the communal area; however, smoking is allowed within the flats • No smoking or evidence of smoking observed within the communal area.
1.2	Smoking area in a safe position.	YES	• A no-smoking policy has been implemented in the property
1.3	Procedures for the control of contractors are in place.	YES	• Contractors are by appointment only and are generally regular approved contractors. • All visitors must sign in at the reception.
1.4	Hot work permits in place.	N/A	• No hot work on site. • However, if any hot work is required, contractors should provide RAMS, and a hot work permit will be issued prior to work commencing.
1.5	Portable heaters are located in safe positions and are maintained adequately.	N/A	• No portable heaters within the communal areas
1.6	Cooking equipment is suitable and satisfactory.	YES	• Cooking facilities appear adequate. Domestic-type kitchen only. • Items include an induction hob, electric oven, microwave and toaster.
1.7	Installed electrical equipment is maintained.	YES	• All electrical equipment inspected appears to be suitably maintained and in good condition. • 2 x washers and 2 x dryers in the laundry are serviced annually. • 5-yearly electrical hard-wiring inspection undertaken 24/01/2023, with individual apartments tested at different dates • Rooftop solar panels maintained by Avela. Isolation switch in meter room 2. • The lift is serviced annually by Temple Lifts.
1.8	Installed gas equipment is maintained	YES	• All gas equipment inspected appears to be suitably maintained and in good condition. • 4 x gas boilers for heating and hot water. • Gas shut off provided. • Annual gas safety check by Avela/ PLB in Jan 2026.

1.9	Portable electrical equipment is maintained.	YES	• Portable appliance testing completed by Grosvenor in May 2025. This includes items in flats.
1.10	Static electricity earthing in place.	N/A	
1.11	Lightning conductors are satisfactory.	N/A	• Not required - two-storey building

Section 2: Sources of Fuel and Oxygen			
2	Hazards / Control Measures	Satisfactory	Observations
2.1	Flammable liquid-based products are adequately controlled.	YES	• No flammable liquids stored in communal areas • Dedicated stores are maintained for cleaning/maintenance products.
2.2	Flammable gases are adequately controlled.	See comment	• Although not flammable, oxygen may be in use within individual properties. This would act as an accelerant to any fire and pose a hazard to firefighting. The location is indicated at the reception area.
2.3	Furniture, fittings and fixtures are fire-retardant where required.	YES	• All items of furniture inspected were found to be in good condition and suitably flame-retardant
2.4	Textiles are adequately controlled.	YES	• Textiles are compliant with fire safety standards. • The drying machines' lint traps are regularly cleaned, and the ducts are cleaned annually.
2.5	Is housekeeping to an acceptable standard?	SIGNIFICANT FINDING	• Housekeeping was generally found to be of a very high standard. Escape routes were clear of combustibles and obstructions. • Combustible waste items are being stored in the boiler room
2.6	Mechanical air conditioning/handling system contains features to reduce risk.	SIGNIFICANT FINDING	• A damper survey by Ventro Fire Compliance in September 2025 identified a large number of deficiencies. , A fire engineer has since been commissioned to check compliance and remedial works are required – See Significant Findings..
2.7	Are the kitchen extract units cleaned on a regular basis	N/A	• Domestic type kitchen only.

Section 3: Structural Feature that Will Allow Fire to Spread			
3	Hazards / Control Measures	Satisfactory	Observations
3.1	Building alterations have been approved by Building Control / Approved inspector.	YES	• Recent alteration of a duplex flat into single flats with relevant approval.
3.2	Escape routes that are likely to be affected in the early stages of a fire have been protected.	YES	• The means of escape from all internal flats is via protected corridors. • The upper floor is provided with four protected stairways which lead to final exits.
3.3	Compartment floors are fire-resistant floors	YES	• The floors have the required 30 minutes of fire resistance.
3.4	Are fire-resisting separating walls and floors in good condition	SIGNIFICANT FINDING	• This assessment is a type 3 non-invasive report; however, sample checks above the false ceiling and through the loft hatches were made. • Fire stopping has previously been completed in the risers and roof voids. • A compartmentation survey was completed by Bell, September 2024. This highlighted breaches of existing compartmentation and incorrect materials used within the roof space. Remedial work completed by SGD Fire Protection in November 2025.  • Compartment walls were observed to continue through the roof space where required. i.e. flat walls, protected stairway enclosures. • Upgraded loft hatches were being installed at the time of inspection, along with additional hatches on the ground floor for inspection purposes. • It was observed that, where a new inspection hatch has been installed next to the cross-corridor fire door near room 2, non-fire-rated expanding foam appears to have been used for firestopping above the door.
3.5	Are the lifts contained within protected shafts	YES	• The hydraulic lift is contained within a protected shaft.

3.6	Are the chutes, ducts and pipes contained within protected shafts	YES	
3.7	Are the concealed spaces or cavities protected with suitable cavity barriers	ADDITIONAL NOTES	• As this inspection was a type 3 (non-destructive) inspection, the assessor cannot verify if there are sufficient cavity barriers. • Where sampled, gaps above doorways were found to be adequately sealed. • Where sampled, compartment walls were found to continue through cavities. • See Additional Notes in relation to the requirement for cavity barriers within the roof space.
3.8	Are areas of higher risk and places of special fire hazard sufficiently separated from the remainder of the building by fire-resisting construction	YES	• The high-risk areas and places of special fire hazard are adequately separated with fire-resistant construction. • Boiler room pipes enter a store at the ground floor level and then go straight through to the roof. This is deemed satisfactory as the store has no ignition sources, is fitted with an FD30 door, and there is smoke detection in the roof void.
3.9	Are the materials used to line walls and ceilings of the correct surface spread of flame classification in accordance with the Approved Document B of the Building Regulations	YES	• The materials lining the walls and ceilings appear to be of an acceptable standard.
3.10	Has consideration been taken for the external wall construction	YES	External Wall Assessment (FSA 2021 / PAS 9980) The building is below 11 m in height. Under ADB Table 10.1, no minimum reaction to fire performance provisions apply to external wall surfaces more than 1 m from the boundary for buildings under 11 m; however, height alone is not determinative. Based on visual inspection and available construction evidence, the building has traditional masonry external walls with no cladding, combustible insulation, or balcony attachments. There are no indicators of elevated external wall fire risk. Accordingly, a full PAS 9980 Fire Risk Appraisal of External Walls (FRAEW) is not required. This conclusion is based on a suitable and sufficient initial appraisal, in accordance with PAS 9980 and Fire Sector Federation guidance.

Section 4: Means of Escape			
4	Hazards / Control Measures	Satisfactory	Observations
4.1	All occupants can easily escape from a fire.	YES	• Stay-put policy in the flats. • The communal area has an LD2 fire alarm system. Any persons in the communal area are instructed to make their way to a final exit on hearing an alarm. • Escape is via protected corridors. Corridors from the 1st floor are served by four protected stairways provided around the building. These lead to final exits and fresh air.
4.2	Are there adequate arrangements for the evacuation of disabled people	YES	• The evacuation arrangements for disabled people are considered adequate. Residents are generally mobile, but many require walking aids. A regular mobility review is carried out, and a written evacuation record is kept along with medical information. • If anyone is identified as having mobility issues that would prevent them from evacuating the building via stairs, then they are only allocated homes on the Ground Floor or within the outside flats. • The scheme managers update their list of tenants with mobility issues as and when they're made aware and submit a referral to the Fire Service, who visit the tenant to complete an assessment and update their records. The Fire Service then review any existing tenants with mobility issues every 12 months so any changes can be updated. • The mobility and medical information list are also held in the safe at the Scheme for the Fire Service to use in the event of a fire/incident.
4.2	Are "Dead End' conditions suitable?	YES	• Small dead-end corridors within the required. travel distance.
4.3	Where there are inner rooms, are precautions in place to give the occupants early warning of fire.	N/A	• No inner rooms within the communal areas.
4.4	In rooms where escape is in two directions, is the angle between the exit routes greater than 45^0.	YES	
4.5	All escape routes lead to a place of safety and are wide enough for occupancy.	YES	• Final exit doors are located within a short distance of each stairway.

4.6	Escape routes are free from combustible materials.	YES	• The housekeeping arrangements appear to be of a high standard and are undertaken daily.
4.7	Where necessary, escape corridors are protected routes.	YES	• All internal communal corridors are protected corridors and are adequate to allow the occupants to reach a storey exit safely
4.8	Where necessary, the staircases are protected routes	YES	• The stairways are enclosed throughout their height to an acceptable standard. Compartmentation was observed to continue through the roof void.

4.9	Is the external stairway provision sufficient, and does it afford suitable protection to the occupants to ensure their safe escape?	N/A	• No external stairways are present.
4.10	Is the escape route across a flat roof acceptable	N/A	• Flat roofs do not form part of the escape route.
4.11	Is the occupancy level for the premises acceptable	YES	
4.12	Where required, all doors open in the direction of escape.	YES	• All final exit doors open in the direction of escape, although each would be used by fewer than 60 persons.
4.13	All doors along escape routes are easy to open without the use of a key and have suitable signage.	YES	• Flats have thumb-turn internal locks. • Push pad/ push bar or magnetic lock with emergency release. • Auto hold open doors de-energize at 22:30. • Tested weekly and maintained annually.
4.14	Are intumescent strips fitted to all fire doors?	ADDITIONAL NOTES	• Flat doors are suitably fitted with strips and seals. • See Additional Notes regarding the communal fire doors.
4.15	All self-closing fire-resistant doors are functioning correctly and are identified by safety signs.	ADDITIONAL NOTES	• The flat fire doors are fairly aged and accepted as notional fire doors. A sample of the doors was undertaken, all of which appeared to be functioning correctly. • Annual fire door checks completed by SLH. Communal doors are inspected 3 monthly. • See Additional Notes regarding the replacement of the communal doors. • Most flat doors have Perko-type self-closing devices fitted. See Additional Notes.
4.16	The frame-to-door leaf gap is consistently 3mm? (Tolerance of +/- 1mm	ADDITIONAL NOTES	• Flat front doors are within guidance. • See Additional Notes regarding the replacement of the communal fire doors.
4.17	Are there a minimum of 3 hinges holding the fire door in place	ADDITIONAL NOTES	• Yes, but non–intumescent hinges. See Additional Notes regarding replacement of communal doors.
4.18	Electrically powered hold-open devices fitted to fire doors release the door when required	YES	• Automatically de-energise at 22.30. Tested weekly.
4.19	Does the latch hold the fire door in place	N/A	• No fire doors held by a latch.
4.20	All fire-resisting doors that must be kept locked when not in use were in good condition, locked and have a suitable safety sign.	YES	• All required fire doors were found to be locked. • Riser cupboard doors were in the process of being replaced, with required signage fitted.

4.21	Doors to cupboards in corridors are kept locked shut at all times	YES	• As above
4.22	Where necessary, emergency lighting is provided and adequate for occupancy.	YES	• Internal and external NM3 lighting to BS5266-1. • It appears that the installed emergency lighting system will provide sufficient illumination (visual observation only; a physical test was not completed).
4.23	Emergency lighting is tested and maintained at suitable intervals.	SIGNIFICANT FINDING	• Weekly visual checks by staff. • Monthly visual non-functional checks by Grosvenor. • Maintenance of the system is 6-monthly under contract with Grosvenor, including functional testing and a 3-hour drain down. • The external emergency lighting unit outside the boiler room has no power light to indicate that it is in working order.
4.24	All escape routes have adequate signage.	YES	
4.25	Sufficient 'Fire Action' signs are displayed.	YES	• Signage is displayed throughout the building, displaying actions in detail. • This includes actions for residents when within their flats or within the communal areas.
4.26	Adequate escape procedures are in place for occupants with special needs.	YES	• Regular checks are made of any additional requirements, including mobility aids and auditory aids for the fire alarm.
4.27	Where necessary, refuges are provided for persons with mobility impairments.	YES	• Residents are advised to wait inside next to a final exit if necessary and wait for instructions.
4.28	Are the accommodation lifts and or stairways positioned so that they do not impact the escape routes from upper floors?	YES	• The position of the accommodation lift and /or stairways is such that they do not prejudice the escape from upper floors. • 'Do not use lift in case of fire' signage is displayed.

Section 5: Fire Alarms and Detection			
5	Hazards / Control Measures	Satisfactory	Observations
5.1	A fire alarm zone plan is posted adjacent to the fire alarm panel	YES	• A colour-coded zone plan for the building is fixed adjacent to the fire alarm panel.
5.2	Suitable arrangements are in place for detecting a fire and giving a warning if a fire were to develop.	YES	• Addressable BS5839 Part 6 Grade A LD 2 fire detection and alarm system. This covers the communal areas and risk rooms, with a heat detector in the hallway of each flat. The alarm will only sound in the communal areas and alert the monitoring company/ warden. • Detection within each flat has recently been upgraded to comply with NFCC Fire Safety in Specialised Housing recommendations: BS 5839-6 Category LD1 system. Smoke alarms are provided in all circulation spaces and in all rooms within each flat, other than kitchens and bathrooms. In kitchens, heat alarms are provided. The alarm system is linked to the Warden Call service, which would attempt to call the flat occupant, and then call the Fire Service if there is no answer within 60 seconds.
5.3	Automatic fire detection is in place to protect people who sleep on the premises.	YES	• As above
5.4	Automatic fire detection is installed in areas where a fire may develop unnoticed.	SIGNIFICANT FINDING	• Risk rooms/cupboards • No detection in the former mail room.
5.5	Where necessary, automatic detection is routed to a central alarm receiving station.	YES	• Appello provide a Warden Call system and telecare alarm receiving centre for the flats. If the fire alarm activates in a flat when the warden is off-site, they will call the occupant via the speech facility. If there is no answer within 60 seconds, they will alert the Fire Service and a keyholder.
5.6	The automatic detection system is linked to the automatic opening vents.	N/A	• The building was not designed with automatic opening ventilation, as it has multiple staircases. Manually opening windows are present within the staircases to assist firefighter's post-incident.
5.7	Electronic door locks are linked to the automatic detection system / double pole isolation.	YES	• Emergency overrides are also provided.

5.8	Weekly tests of fire alarms are carried out and recorded.	YES	• The fire alarm system is tested and inspected on a weekly basis in accordance with current guidance. • Comprehensive records are maintained, both electronically and on-site.
5.9	The system is tested and maintained by a competent person.	YES	• Maintenance of the system is under contract with Grosvenor.
5.10	Records are kept of all tests, maintenance and false alarms.	YES	• Comprehensive records are maintained online, along with written records of weekly tests.
5.11	Suitable procedures are in place to alert persons with aural/visual disabilities of a fire alarm.	YES	• No staff were present with any aural or visual impairments at the time of the inspection • Residents are provided with strobes and vibrating pillows where necessary.

Section 6: Fire Fighting Equipment			
6	Hazards / Control Measures	Satisfactory	Observations
6.1	Suitable first aid fire-fighting equipment provided.	SIGNIFICANT FINDING	• The provision of firefighting equipment has been changed to align with guidance provided in NFCC Fire Safety in Specialised Housing. • Water mist or CO^2 fire extinguishers are provided in, or within the required travel distance of plant rooms, the laundry, communal lounge, kitchen and staff office. • No extinguisher has been provided in the ground-floor electrical meter room.
6.2	Fire-fighting equipment is correctly sited and is visible or clearly signed.	YES	• Wall-mounted with correct signage.
6.3	Are fire blankets installed in the kitchen?	YES	
6.4	Sufficient employees are trained and competent in the use of fire-fighting equipment.	YES	• The Scheme Manager has received training as part of Fire Warden training.
6.5	Is the sprinkler system tested in line with insurer's requirements?	N/A	
6.6	Sprinkler heads are free from obstruction.	N/A	
6.7	Are all other types of fixed fire suppression systems appropriate for the risk and correctly maintained?	N/A	

6.8	All fire-fighting equipment is properly maintained.	YES	• Weekly visual checks by staff are recorded electronically. • Extinguishers tested annually by Claughton Fire Protection. Last visit January 2026.
6.9	Dry risers are inspected, tested and maintained	N/A	• The premises do not require dry risers

Section 7: Management of Fire Safety			
7	Hazards / Control Measures	Satisfactory	Observations
7.1	There is a comprehensive fire emergency plan that is reviewed regularly.	YES	SLH operates a formally adopted risk-based servicing and inspection regime for life-safety systems, in accordance with the Regulatory Reform (Fire Safety) Order 2005. For this building, the applicable servicing frequencies are those set out in SLH's Life-Safety Systems Servicing Schedule (vX.X). These include: • Door Entry: Annual service • Emergency Lighting: Monthly visual inspections (non-functional tests), annual service, and annual 3-hour duration test • Warden Call System (Appello): Annual service of the system by a specialist contractor. The system is subject to an automated 24-hour health check, with all connected devices polled daily via the Appello system. Devices that respond are recorded as operational, and any non-responsive devices are automatically reported for investigation and rectification. Based on manufacturer guidance, no routine annual servicing of in-flat units is required where continuous system monitoring is in place • Laundry Equipment: Annual service of machines and annual duct cleaning • Portable Appliance Testing (PAT): Annual testing • Fire Detection and Warning: Monthly visual inspections (non-functional tests – check for no displayed faults and confirm the fire alarm panel shows normal operation), six-monthly service of the fire alarm control panel, and annual service of all linked smoke detectors. Smoke detection within flats is subject to an automated 24-hour system health check via the Appello system. Devices are polled daily, with any failures automatically reported for action. Based on manufacturer guidance, no routine annual servicing of in-flat detectors is required, as system functionality is continuously monitored. • Fire Fighting Equipment: Annual service The assessor has reviewed SLH's risk-based approach and the property's risk profile (sub-11-metres, stay-put strategy, domestic setting, low-risk occupancy), and confirms that these servicing frequencies are suitable and sufficient for this building.

7.2	There are proper arrangements for calling the Fire Brigade.	YES	• Primarily by the Warden Call service upon activation of the fire alarm, and no confirmation of a false alarm. If on-site, the scheme manager may also raise the alarm, or potentially, residents or contractors.
7.3	The person(s) delegated to liaise with the fire brigade is able to inform them that the premises have been fully evacuated or the number of persons and the likely location of those that have not been accounted for.	YES	• If on-site, the Scheme Manager will ensure the communal areas are evacuated and report to the Fire Service. • A list of residents and mobility needs is located at the reception area for Fire Service information.
7.4	Information is available on special fire or rescue risks and the hazards that the emergency services are likely to face.	YES	• Solar panel equipment. The location of the Inverter and isolation point is indicated on the Zone plans.
7.5	Contingency plans have been made and are practised, minimising the effect should fire threaten hazardous/dangerous substances plant or processes.	N/A	
7.6	All staff receive induction training in fire prevention and fire safety procedures.	YES	• The Scheme Manager has received fire warden training, including the safe use of extinguishers. This was given by Merseyside Fire Service in 2025. Other staff receive company training.
7.7	Staff are nominated to assist with evacuation.	YES	• The scheme manager would ensure the communal areas are cleared if on-site.
7.8	Refresher training is carried out on a regular basis.	YES	• 2-yearly
7.9	Fire evacuation drills are carried out at appropriate intervals.	YES	• 6 monthly drills completed. Last drill 16/12/2025.

7.10	There is an established assembly point that is located in a safe position.	YES	• Car park at the front of the building. • Due to welfare reasons, residents are instructed to wait by the nearest exit and only move outside if they feel the effects of fire or are instructed to do so.
7.11	Are adequate measures in place to control the risk of fire due to arson	YES	• Adequate arson control measures are generally in place. • Access to the building is restricted • CCTV is installed in the building for security purposes and monitors activity both inside and outside the building • No combustibles are stored near the building.