Airborne Environmental Consultants Ltd

Fire Risk Assessment
South Liverpool Homes
Cobden Place
Woolton
Liverpool
L25 7UB

UPRN:	57567
Report Reference:	N-330649
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

Contents

- **General Information**

Property Details

Address	Cobden Place
	Woolton
Town / City	Liverpool
County	Merseyside
Postcode	L25 7UB

Number of flats assessed (Type 3)	7
Version	1
Assessment date	March 2026
Assessor	Warren Beech MIFSM
Reviewer	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Housing
Responsible person	South Liverpool Homes Limited - 0330 303 3000

Maximum number of floors	4 levels, however, a maximum of 3 floors at any one point.
Number of staircases	3
Number of passenger lifts	2
Number of flats	58 (36 in main building)

Approximate total building height to the ridge of the roof.	12m
Height of top floor slab	9m
External window construction	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 specialized 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 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 specialized Housing. Portable fire extinguishers are provided to BS5306 in, or within the required travel distance of plant rooms, the laundry, reception area/office, hairdressers and kitchen/dining room.
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. Three protected stairs serve the upper floor areas and lead to a ground final exit which discharges to a place of ultimate safety (fresh air). Due to the building's layout, the front stair serves levels 1-3, the middle stair serves levels 2-4, and the rear stair serves levels 3-4.
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**

Cobden Place is purpose-built housing for over 55's consisting of 58 properties, 36 of which are in the main block over 4 levels. The external flats have no communal areas and are not included in this report. Staff are present during office hours (warden, cleaner and maintenance). The property is unusual in that it is built on sloping ground with differing levels on each section: 3 levels to the front (1,2,3) and middle (2,3,4), and 2 levels to the rear (3,4). The purpose group for the property is 1(a) flat

The building is of traditional construction, built approximately in 1987 and appears to be of masonry construction with 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.

Flats accessed were found to have 30-minute fire doors with intumescent strips and smoke seals. Self-closing devices on flat doors are concealed Perko type (see Additional Notes).

The premises contain electrical equipment, stationary 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.

Three protected stairs serve the upper floor areas and lead to ground final exits which discharge to a place of ultimate safety (fresh air). Due to the building layout, the front stair serves levels 1-3, the middle stair serves levels 2-4, and the rear stair serves levels 3-4. Lower levels also have final exits from corridors due to the building design. There are also two hydraulic passenger lifts provided for non-emergency use

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 communal areas, then all persons in these areas are expected to evacuate. All residents are made aware of this policy when signing for their tenancy agreement, and fire action notices are located in prominent positions.

Main building - A BS5839-6 LD2 fire detection and alarm system is installed with manual call points on escape routes and smoke/ heat detection in the communal areas, risk rooms and a heat detector in each flat hallway. 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.

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 by the management company through tenancy agreements and regular inspections.

A compartmentation survey has recently been completed, and remedial works have been arranged to be carried out shortly. New communal fire doors are also due to be installed as part of ongoing improvement works.

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

- **Summary of report**

The main people 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-hour 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 good level of fire safety was observed at the time of the fire risk assessment, with a good standard of housekeeping observed, escape route checks being completed, and records being maintained.

Therefore, considering 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).

Considering 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	Approx. 67
Number of employees at one time	5 (Warden, cleaner plus maintenance)

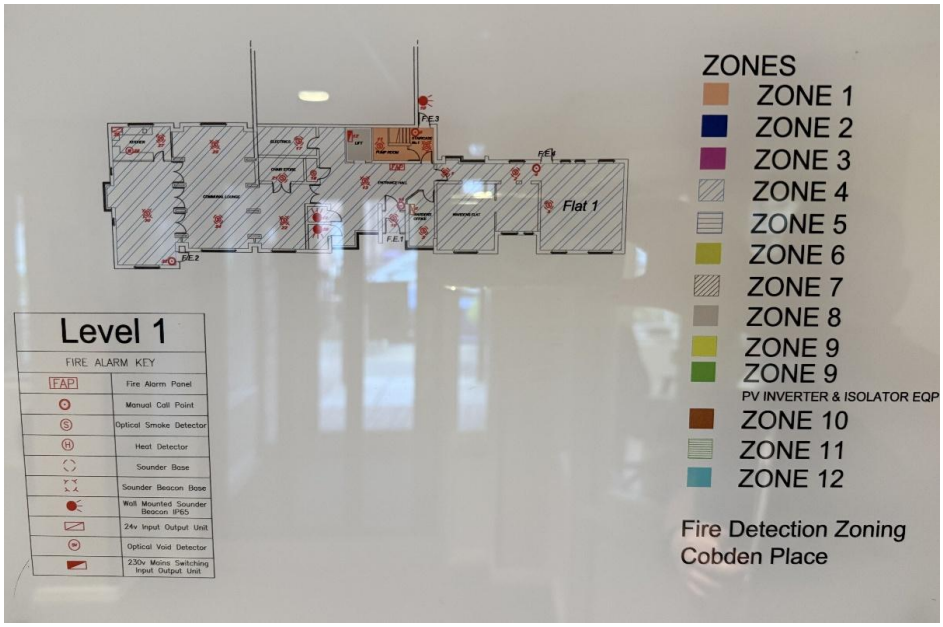
Occupants at special risk

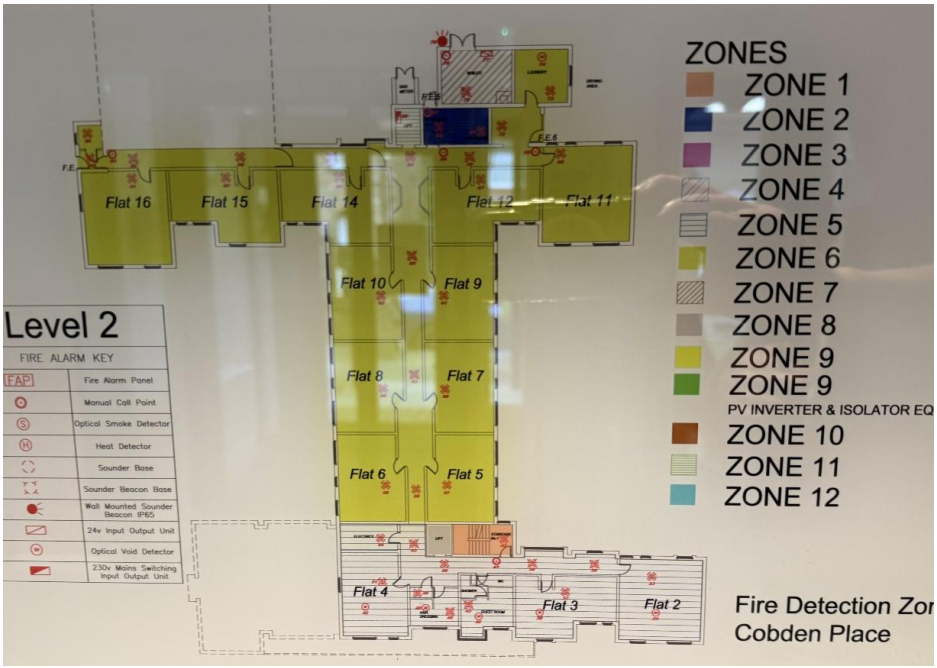
Sleeping occupants	Yes, occupants of the flats
Occupants with disabilities	Age-related rather than extra care. The evacuation list details medical information for each resident, along with their ability to evacuate to the nearest fire exit.
• Mobility-impaired	Residents are generally mobile, but many require walking aids. A regular review is carried out and shared with the Fire Service. A written record is kept on site, along with medical information. The current resident in flat 10 is confined to a hospital bed, and the Fire Service are aware.
• Hearing-impaired	Seven 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	NA

History of Fires?

Has there been any history of fires on the premises?	None reported to the assessor.
Are the premises subject to any enforcement notices (issued by the licensing authority or the fire service)	No

- **Plans**


Level 1
FIRE ALARM KEY
FAP Fire Alarm Panel
Manual Call Point
Optical Smoke Detector
Heat Detector
Sounder Base
Sounder Beacon Base
Wall Mounted Sounder Beacon IP65
24v Input Output Unit
Optical Void Detector
230v Mains Switching Input Output Unit
Flat 1
ZONES
ZONE 1
ZONE 2
ZONE 3
ZONE 4
ZONE 5
ZONE 6
ZONE 7
ZONE 8
ZONE 9
ZONE 9
PV INVERTER & ISOLATOR EQP
ZONE 10
ZONE 11
ZONE 12
Fire Detection Zoning
Cobden Place


Level 2
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FAP Fire Alarm Panel
Manual Call Point
Optical Smoke Detector
Heat Detector
Sounder Base
Sounder Beacon Base
Wall Mounted Sounder Beacon IP65
24v Input Output Unit
Optical Void Detector
230v Mains Switching Input Output Unit
Flat 16
Flat 15
Flat 14
Flat 12
Flat 11
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Flat 9
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Flat 6
Flat 5
Flat 4
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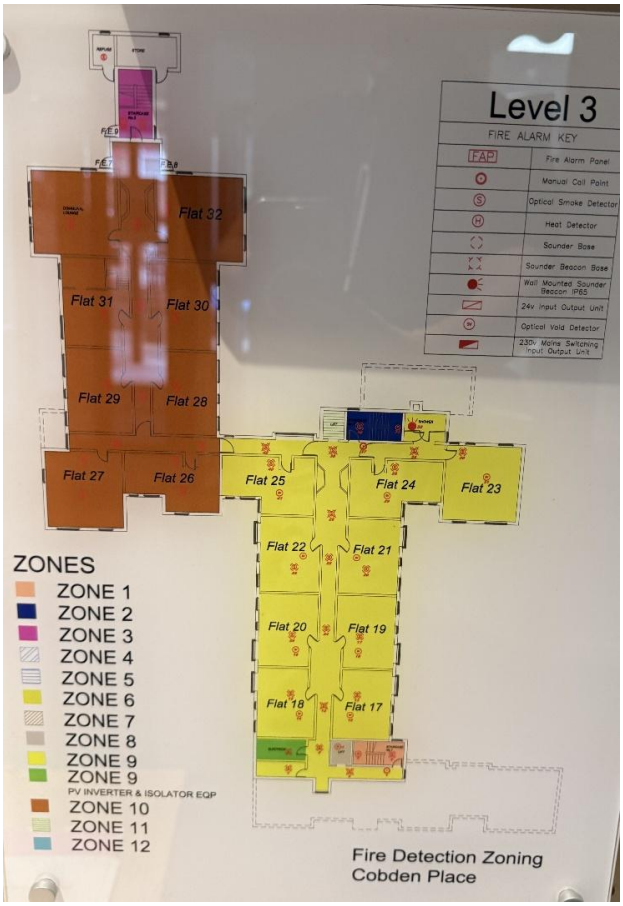
Level 3
FIRE ALARM KEY
FAP
Fire Alarm Panel
Manual Call Point
Optical Smoke Detector
Heat Detector
Sounder Base
Sounder Beacon Base
Wall Mounted Sounder Beacon IP65
24v Input Output Unit
Optical Void Detector
230v Mains Switching Input Output Unit
Flat 32
Flat 31
Flat 30
Flat 29
Flat 28
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Flat 25
Flat 24
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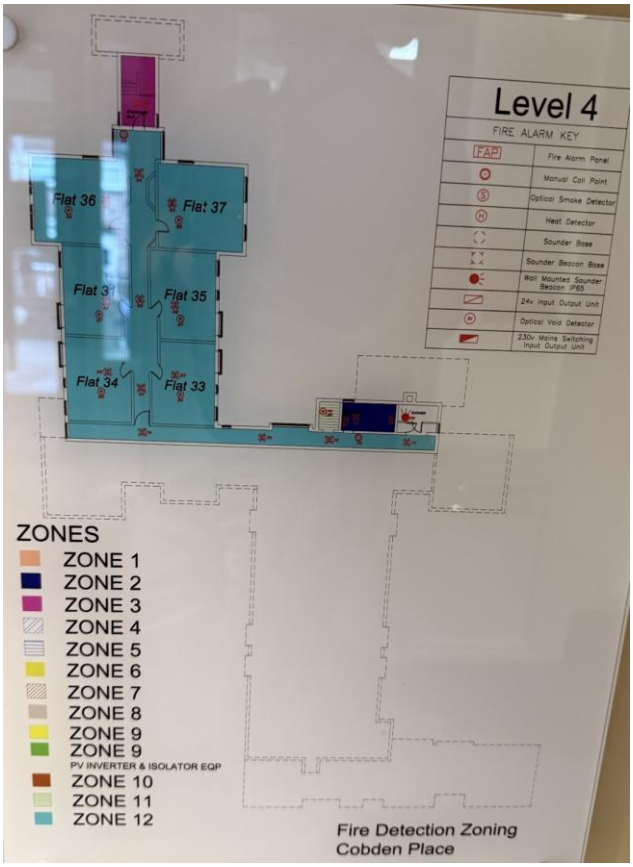
PV INVERTER & ISOLATOR EQP
ZONE 10
ZONE 11
ZONE 12
Fire Detection Zoning
Cobden Place


Level 4
FIRE ALARM KEY
FAP
Fire Alarm Panel
Manual Call Point
Optical Smoke Detector
Heat Detector
Sounder Base
Sounder Beacon Base
Wall Mounted Sounder Beacon IP65
24v Input Output Unit
Optical Void Detector
230v Mains Switching Input Output Unit
Flat 36
Flat 37
Flat 35
Flat 34
Flat 33
ZONES
ZONE 1
ZONE 2
ZONE 3
ZONE 4
ZONE 5
ZONE 6
ZONE 7
ZONE 8
ZONE 9
ZONE 9
PV INVERTER & ISOLATOR EQP
ZONE 10
ZONE 11
ZONE 12
Fire Detection Zoning
Cobden Place

- **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 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.

Relevant Fire Safety Guides

England & Wales

Sleeping Accommodation (ISBN 978 1 85112 817 4)

NFCC Fire Safety in Specialized 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 is 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 that 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 is 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	**Medium priority**	 
Area of non-compliance	**Structural features that will allow fire to spread**	
Item number	**3.4**	
Significant findings	There is a large breach of the ground-floor electrical room wall, where Wi-Fi cabling has recently been run through to the reception area ceiling void.	
Actions required	The responsible contractors should be requested to carry out remedial fire stopping to a 60minute standard. Alternatively, fire stopping should be completed as part of the upcoming remedial work following the compartmentation survey. All areas where the Wi-Fi cables run should be checked for breaches.	
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	**3.6**	
Significant findings	Riser cupboard opposite flat 23 – the plasterboard ceiling to the cupboard has been damaged, resulting in a breach of fire compartmentation.	
Actions required	Repair or replace the riser ceiling to provide 60 minutes of fire resistance.	
Responsible Person	South Liverpool Homes	
Due Date	**1st August 2026**	

Significant findings		
Priority	**Medium priority**	 
Area of non-compliance	**Means of Escape**	
Item number	**4.23**	
Significant findings	The emergency lighting units in the ground-floor lift room and externally outside the laundry have no power lights to indicate that they are in working order.	
Actions required	Ensure that the emergency lights are in working order and included within the testing regime.	
Responsible Person	South Liverpool Homes	
Due Date	**1st August 2026**	

➢ **Additional Notes**

Section	Comments	
3.4	The assessor sampled areas above the suspended ceiling and noted recent breaches above cross-corridor doors and the use of expanding foam to seal large gaps where fire alarm cables have been run into flats. Most PU foams are only suitable where the gaps to be filled are 10-30mm wide, such as bed and side joints to lintels, frames and minor penetrations in blockwork walls or concrete floors. However, it should be borne in mind that some fire-resistant foams are designed and tested to fill larger gaps A full compartmentation survey has recently been completed, and a large number of breaches have been discovered in all areas of the building. Remedial work has been arranged and are due to be completed shortly. The use of expanding foam should be reviewed as part of the remedial works.	 
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	
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 are 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 and are located in a dedicated kitchen. • Domestic type kitchen only. Induction hob and electric oven. Microwave/ toaster.
1.7	Installed electrical equipment is maintained.	YES	• All electrical equipment inspected appears to be suitably maintained and in good condition. • 3 x washers and 2 x dryers in the laundry are serviced annually. • 5-yearly inspection undertaken 26/08/2022 with individual apartments tested at different dates • Rooftop solar panels maintained by Avela. Isolation switch on level 3.
1.8	Installed gas equipment is maintained	YES	• All gas equipment inspected appears to be suitably maintained and in good condition and was last tested in April 2025 by Avela/PLB.
1.9	Portable electrical equipment is maintained.	YES	• All electrical appliances are PAT tested annually and were last done in May 2025 by Grosvenor. This includes items in flats.

1.10	Static electricity earthing in place.	N/A	
1.11	Lightning conductors are satisfactory.	N/A	• Not required - Low-rise 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. Only present in the outside flats at the time of inspection.
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?	YES	• Housekeeping in escape routes and risk rooms was to a high standard, with all routes clear of combustibles and obstruction.
2.6	Mechanical air conditioning/handling system contains features to reduce risk.	N/A	• Ducting with the flats extracts to an outside wall.
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.	N/A	• No recent building works have been undertaken on the property.
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. • Each residential level is provided with a final exit, or protected stairway to a final exit, at the end of each corridor.
3.3	Compartment floors are fire-resistant floors	YES	• The floors have the required 60 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 were made. • Evidence of fire stopping by Appello to a good standard Nov 2025. Also, previous fire stopping by Cobden Nov 2020. • Breaches were observed in walls above cross-corridor doors and the use of expanding foam for fire-stopping purposes. A full compartmentation survey has recently been completed, and works are due to commence to remediate breaches found throughout the building. • Large breach of the ground floor electrical room wall, where Wi-Fi cabling has recently been run through to the reception area ceiling void.
3.5	Are the lifts contained within protected shafts	YES	• The hydraulic lifts are contained within protected shafts.
3.6	Are the chutes, ducts and pipes contained within protected shafts	SIGNIFICANT FINDING	• Riser cupboard opposite flat 23 – the plasterboard ceiling to the cupboard has been damaged, resulting in a breach of fire compartmentation.
3.7	Are the concealed spaces or cavities protected with suitable cavity barriers	N/A	• As this inspection was a type 3 (non-destructive) inspection, the assessors 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.

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.
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 to a final exit or one of three protected stairways provided around the building, covering varying levels. These lead directly 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 residents require walking aids. A regular mobility review is carried out, and a written evacuation record is kept along with medical information. • For all new tenants, SLH complete an ability to cope form. 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 floors with final exits or 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 is also held in the safe at the Scheme for the Fire Service to use in the event of a fire/incident. • The resident of flat 10 is bed-bound in a hospital bed. The Fire Service have been made aware as part of regular updates. SLH are planning to move the resident on, to more suitable accommodation.
4.2	Are "Dead End' conditions suitable?	YES	• Small dead-end corridors within travel distance limits.

4.3	Where there are inner rooms, are precautions in place to give the occupants early warning of fire.	YES	• Escape from inner rooms is acceptable. Smoke detection in outer rooms.
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	• Stairways lead directly to final exit doors.
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.
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 were 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	• All final exits were found to be easily operable without the use of a key. Push pad/bar or mag lock with push-to-exit. • Door entry system maintained annually.
4.14	Intumescent strips and smoke seals are fitted to all fire doors?	YES	• Intumescent strip/smoke seals are fitted where required.
4.15	All self-closing fire-resistant doors are functioning correctly and are identified by safety signs.	ADDITIONAL NOTES	• A sample of fire doors was undertaken of apartments and corridor doors, all of which appeared to be functioning correctly. The doors are fairly aged and are accepted as notional FD30S fire doors. SLH plans to replace the communal fire doors in the near future. • Annual flat fire door checks completed by SLH. Communal doors are inspected 3 monthly. • The 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	YES	• Previously noted excessive gaps between cross corridor have been reduced to an acceptable level.
To 4.17	Are there a minimum of 3 hinges holding the fire door in place	YES	• Non–intumescent hinges, but planned replacement of doors.
4.18	Electrically powered hold-open devices fitted to fire doors release the door when required	YES	• Automatically de-energise at night. Tested every week
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 locked and have a suitable safety sign.	YES	• All doors that are required to be locked were found to be so.
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 emergency lighting units in the ground-floor lift room and externally outside the laundry have no power lights to indicate that they are in working order.
4.24	All escape routes have adequately 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. • Protected stairways are suitable for use as a refuge if required.

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 accommodation lifts is such that they do not prejudice the escape from upper floors. • 'Do not use lift in case of fire' signage displayed.

Section 5: Fire Alarms and Detection			
5	Hazards / Control Measures	Satisfactory	Observations
5.1	A fire alarm zone plan is posted adjacent 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 alarms are 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.
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.	YES	• Risk rooms/ cupboards
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 and in the corridors 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 (every Monday) 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 APTEC.
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.

Section 6: Fire Fighting Equipment			
6	Hazards / Control Measures	Satisfactory	Observations
6.1	Suitable first aid fire-fighting equipment provided.	YES	• 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, reception, dining room/kitchen and hairdressers.
6.2	Fire-fighting equipment is correctly sited and is visible or clearly signed.	YES	• Wall-mounted with correct signage.
6.3	Fire blankets are 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 the insurer's requirements?	N/A	

6.6	Sprinkler heads are free from obstruction.	N/A	
6.7	All other types of fixed fire suppression systems are appropriate for the risk and are 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 telecare 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 can 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 recorded drill 14/12/2025.
7.10	There is an established assembly point that is located in a safe position.	YES	• Car park at the side of the building.
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 stored near the building. • Locked waste bin compound.