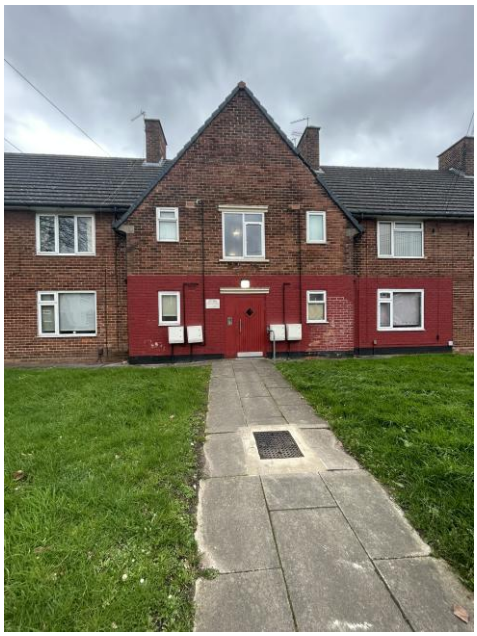
Airborne Environmental Consultants Ltd

# Fire Risk Assessment
# South Liverpool Homes
# 57-59a Little Heath Road
# Speke
# Liverpool
# L24 2TL



| | |
|---|---|
| UPRN: | 52307 |
| Report Reference: | N-330597 |
| Issue Date: | March 2026 |
| Approved by:<br>Scott Brookes<br>Technical Manager | |

**Airborne Environmental Consultants Ltd., 23 Wheelforge Way, Trafford Park, Manchester M17 1EH**

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**Contents**

## 1 Introduction

The purpose of this fire risk assessment is to provide an informed and structured examination of the potential fire hazards, which could cause harm to those who work in, visit, reside, or try to escape from the above property. As appropriate, it will help decisions to be made on the status of existing fire safety control measures and to ensure compliance with the current fire safety legislation. The observations and recommendations contained in this fire risk assessment are pertinent to the conditions on the date of inspection only.

Types of survey

The survey which has been undertaken, is a non-destructive type survey (Type 3), and unless there has been any reason to suspect otherwise, the inspection has been purely visual. There may have been a requirement, however, to lift ceiling tiles in communal areas if compartmentation or fire stopping issues were suspected.

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,

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**2 Summary**

The Property

| | |
|---|---|
| Property address | 57-59a Little Heath Road, Speke, Liverpool L24 2TL |
| Number of flat assessed (Type 3) | 57a |
| Version | 1 |
| Assessment date | March 2026 |
| Assessor | Andrew Mottershead |
| Reviewed by | Lee Smart BEng (Hons) MCIOB MIFSM |
| Client | South Liverpool Housing |

Building Information

| | |
|---|---|
| Property use | Flats Purpose Group 1 (a) |
| No of floors | 2 |
| No of flats | 4 |
| Approach to flats | Via protected route |
| Approximate age and construction details. | It is of traditional construction, built approximately 1970 and appears to be of masonry construction, concrete floors, concrete stairs and a pitched roof of timber construction overlaid with tile. The internal partitions appear to be a mixture of masonry construction and plasterboard on wooden stud, the internal fire spread of linings on the escape, circulation routes and other areas appears to be Class 0. |

Building height

| | |
|---|---|
| Approximate total building height to ridge of roof. | 9 m |
| Height of top floor slab | 2.5m |
| External window construction | UPVC |

Occupants

| | |
|---|---|
| Are there any occupants especially at risk from fire? | At the time the audit was carried out the assessor was not made aware of any occupants that may be especially at risk from fire. |

**The fire risk assessment completed, included the assessment of the structure and external walls of the building, including any cladding systems, balconies and windows.**

**3 Risk Score**

Following consideration of current fire safety standards and controls within the premises, the assessor is of the opinion that:

| | |
|---|---|
| The likelihood of fire occurring is | Low |
| The potential severity of harm is | Moderate Harm |
| The current risk to life is (Use the table below) | Tolerable |

| | | Potential severity of harm | | |
|---|---|---|---|---|
| | | Slight Harm | Moderate Harm | Extreme Harm |
| Likelihood of fire occurring | Low | Trivial | Tolerable | Moderate |
| | Medium | Tolerable | Moderate | Substantial |
| | High | Moderate | Substantial | Intolerable |

| ESTIMATED RISK LEVEL | Action and timescales |
|---|---|
| Trivial | No further action is required other than maintaining the control measures that are currently in place |
| Tolerable | No major additional controls required. However, there might be a need of improvements. |
| Moderate | It is essential that efforts be made to reduce the risk. The additional control measures that are recommended should be implemented within a defined time period. |
| Substantial | Urgent action should be taken to reduce the risk. The additional control measures, that are recommended, should be implemented as soon as possible or limitations should be imposed on the parts of the premises affected. |
| Intolerable | The premises or the part of the premises affected should not be occupied until the additional control measures that are recommended have been implemented. |

## 4 Fire Prevention

### Electrical

| | |
|---|---|
| Are electrical installations and appliances free from any obvious defect? | Yes |
| Are fixed installations periodically inspected and tested? | See comments |
| Are portable appliances used? | No |

Comments: The EICR was last complete on 27/10/2021.

### Gas

| | |
|---|---|
| Are gas installations and appliances free from any obvious defect? | N/A |
| Is gas equipment protected / located so as not to be prone to accidental damage? | N/A |

Comments: No gas installations in the communal areas.

### Heating

| | |
|---|---|
| Are fixed heating installations free from any obvious defect? | N/A |
| Are portable heaters used? | No |

Comments: No heating in communal areas.

### Cooking

| | |
|---|---|
| Does cooking take place on the premises? | See comments |

| | |
|---|---|
| Are reasonable measures taken to prevent fires as a result of cooking? | See comments |
| Are filters changed and ductwork cleaned regularly? | See comments |

Comments: Yes, but within the individuals flat. Cooking is not carried out in the communal areas. The audit was to inspect communal areas and not individual flats as individual flats fall outside the Regulatory Reform (fire safety) Order 2005

## Arson

| | |
|---|---|
| Does basic security against arson appear reasonable? | Yes |
| Is there a reasonable absence of external fuels and ignition sources? | Yes |

Comments: Access control on the front door restricting access to residents or guests.

## Housekeeping

| | |
|---|---|
| Is accumulation of combustibles or waste avoided? | Yes |
| Are there appropriate storage facilities for combustible & hazardous materials? | Yes |

Comments:

## Hot Works

| | |
|---|---|
| Are there any hot works being carried-out? | No |

Comments: None at the time of the inspection

## Smoking

| | |
|---|---|
| Are there suitable arrangements taken to prevent fires caused by smoking? | See action plan |

Comments: See action plan referring to smoking.

Dangerous Substances

| | |
|---|---|
| Are dangerous substances present, or liable to be present? | No |

Comments: None on site.

Lightning

| | |
|---|---|
| Is a lightning protection system installed? | No |

Comments: The building is unlikely to require lightning protection.

**5 Escape Routes & Fire Spread**

Ease of Use

| | |
|---|---|
| Are exits easily and immediately openable? | Yes |
| Do fire exits open in direction of escape where necessary? | Yes |
| Are escape routes unobstructed and safe to use? | Yes |
| Are there reasonable measures for the evacuation of disabled people? | See comments |

Comments: No issues identified at the time of the inspection. Also, the assessor was not made aware of any disabled persons in the premises.

Dimensions

| | |
|---|---|
| Are travel distances reasonable? | Yes |
| Is there sufficient exit capacity? | Yes |

Comments: Travel distances are compliant with the current guidelines of Approved Document B Vol 1 & DCLG Guidance.

| Fire Doors | |
|---|---|
| Doors which are expected to be fire resisting: | • Electrical cupboards<br>• Flat doors<br>• Store cupboards |
| Standard of electrical cupboard doors: | Acceptable |
| Standard of flat doors: | See action plan |
| Are fire doors to a suitable standard? | Yes |
| Is there suitable provision of self-closing devices? | Yes |
| Is there suitable provision of hold-open devices? | N/A |
| Are doors kept locked where appropriate? | Yes |
| Comments: Electrical and water cupboard doors contain intumescent strips and cold smoke seals and are always locked.<br>See action plan referring to flat doors. | |

| Construction & Glazing | |
|---|---|
| Are escape routes protected with suitable walls and floors? | Yes |
| Is there adequate compartmentation? | Yes |
| Is the fire stopping in the roof space adequate? | Yes |
| Is there reasonable limitation of linings that might promote fire spread? | Yes |
| Glazing which is expected to be fire resisting, including vision panels and fanlights: | N/A |
| Is glazing reasonable and free from any obvious defects? | N/A |

Comments:

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.

1 hour fire rated hatches lead to the loft spaces. Compartmentation is flush to the roof level and in good condition.

Dampers, Ducts & Chutes

| | |
|---|---|
| Are there suitable measures to restrict fire spread via ducts and concealed spaces? | See comments |

Comments: As this inspection was a type 3 (non-destructive) inspection the assessors cannot verify if there are sufficient cavity barriers or dampers.

Smoke Ventilation

| | |
|---|---|
| Areas where smoke ventilation is expected: | Staircase |
| Staircase smoke ventilation: | Openable window |
| Is smoke ventilation reasonable and free from any obvious defects? | Yes |

Comments: Manual opening windows are in the communal areas. These will be used by the fire service for smoke control.

**6 Detection & Warning**

| | |
|---|---|
| Is an electrical fire alarm system expected? | No |
| Why not? | Purpose built block of flats |
| Is a fire detection and/or alarm system provided? | See comments |
| Areas covered | Flats |

| |
|---|
| Comments: The building is a purpose-built block of flats, meaning a communal fire alarm system is not required. The flats are designed for a stay put policy. |

Flats

| | |
|---|---|
| System Category | BS5839 Grade D LD2 |
| Cause & Effect | Sounds alarm in flat of origin |
| Is the level of false alarms reasonable? | Yes |

| | |
|---|---|
| Is the fire detection & alarm provision reasonable? | Yes |
| Are there suitable measures for inner rooms? | N/A |

Comments: A BS5839-6 Grade D LD2 fire alarm is installed within the flat 57a with a smoke detector installed within the hallway and a heat detector in the kitchen of the flat.

**7 Firefighting**

Fire Extinguishers

| | |
|---|---|
| Are fire extinguishers expected? | No |
| Why not? | No statutory requirement |
| Are fire extinguishers provided? | No |
| Is the provision of fire extinguishers reasonable? | Yes |

Fixed Systems

| | |
|---|---|
| Are any fixed systems provided? | No |
| Is provision of fixed systems reasonable? | Yes |

Fire Service Facilities

| | |
|---|---|
| Are there any specific fire service facilities? | No |
| Types of facility | N/A |
| Is provision of fire service facilities reasonable? | N/A |

Comments: Fire extinguishers are not required due to residents not being trained on their use. Occupants could potentially injure themselves fighting a fire or accelerate the fire.

## 8 Lighting

### Normal lighting

| | |
|---|---|
| Is there adequate lighting of internal escape routes? | Yes |
| Is there adequate lighting of external escape routes? | Yes |
| Is there adequate lighting in risk critical areas? | N/A |

### Emergency lighting

| | |
|---|---|
| Method of emergency lighting of internal escape routes: | Non-maintained emergency lighting |
| Is this provision reasonable? | Yes |
| Method of emergency lighting of external escape routes: | Adequate borrowed lighting |
| Is this provision reasonable? | Yes |
| Method of emergency lighting of other areas: | None |
| Is this provision reasonable? | Yes |

Comments: Non-maintained emergency lighting units installed on each level within the communal area.

## 9 Signs & Notices

### Escape Routes

| | |
|---|---|
| Is escape route signage necessary? | No |
| Why not? | Single escape route |
| Is escape route signage provided? | No |
| Is provision of escape route signage suitable? | Yes |

| Fire Doors | |
|---|---|
| Is there signage suitable for self-closing fire doors? | Yes |
| Is there signage suitable for locked fire doors? | Yes |
| Is there signage suitable for automatic fire doors? | N/A |
| Other signs & Notices | |
| Is there suitable signage for fire service facilities? | N/A |
| Are fire action notices suitable? | Yes |
| Are there suitable notices for fire extinguishers? | N/A |
| Is there suitable zone information for the fire alarm system? | N/A |
| Comments: No signage issues identified. | |

**10 Fire Management**

| Procedures & Arrangements | |
|---|---|
| Current evacuation policy | Stay Put |
| Are fire action procedures suitable and appropriately documented? | Yes |
| Are there suitable arrangements for calling the fire service? | Yes |
| Is there a suitable fire assembly point? | See comments |
| Are there suitable arrangements for the evacuation of disabled people? | See comments |
| Training and Drills | |

| | |
|---|---|
| Are staff regularly on the premises? | No |

Do staff receive suitable training on the following areas:

| | |
|---|---|
| Fire risks on the premises & fire prevention measures? | N/A |
| Action to take on discovering a fire? | N/A |
| How to raise an alarm? | N/A |
| Responding to the fire alarm? | N/A |
| Calling the fire service? | N/A |
| Location & use of firefighting equipment? | N/A |
| Are fire drills carried out at appropriate intervals? | N/A |
| Are employees from outside organisations given appropriate fire safety information? | N/A |

Comments: Stay put policy and therefore it is not necessary to have a fixed assembly point. No disabled persons identified; adaptations will be put into place for any persons that require them.

## Testing & Maintenance

| | |
|---|---|
| Is the fire alarm tested & records kept? | N/A |
| Is the emergency lighting tested & records kept? | Yes |
| Door entry test records | Yes |
| Are fire extinguishers subject to suitable tested and records kept? | N/A |
| Have sprinklers been tested | N/A |
| Have smoke vents been tested | N/A |
| Has the Dry Riser been tested | N/A |

Comments:

Servicing and Testing Regime

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.

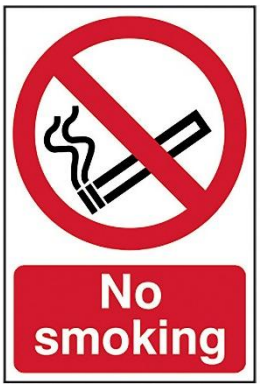
For this building, the applicable servicing frequencies are those set out in SLH's Life Safety Systems Servicing Schedule (vX.X). These include:

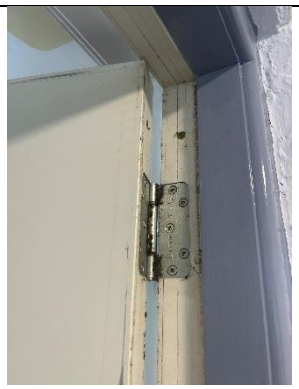
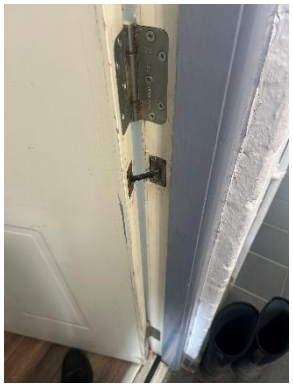
- Door Entry: Annual service
- Emergency Lighting: Monthly visual inspections, Annual service, and Annual 3-hour duration test

Having reviewed SLH's risk-based approach and the property's risk profile (sub 11 metres, stay put strategy, domestic setting, low-risk occupancy), the assessor confirms that these servicing frequencies are suitable and sufficient for this building.

| | |
|---|---|
| Emergency lighting | 16/10/2025 |
| Door entry system | 16/10/2025 |

**11 Action Plan**

| Task | | |
|---|---|---|
| Priority | **Low** |  |
| Category | **Fire Prevention** | |
| Subcategory | **Smoking** | |
| Significant findings | The assessor did not identify any “No smoking” signage within the property. | |
| Actions required | Affix a “No smoking” sign in the communal area. | |
| Status | **Identified** | |
| Due Date | **1st November 2026** | |

| Task | | |
|---|---|---|
| Priority | **Medium** |  |
| Category | **Escape Routes & Fire Spread** | |
| Subcategory | **Fire Doors** | |
| Significant findings | The assessor was able to inspect to door for flat 57a. It appeared to be missing smoke seals down the right-hand side of the frame adjacent to the hinges.<br>It also had a Perko self-closing device. | |
| Actions required | Ensure smoke seals are installed around the whole door frame.<br>The door contained an ‘uncontrolled’ Perko-type self-closing device. This 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. This will ensure doors close flush into the framework under their own weight. |  |
| Status | **Identified** | |
| Due Date | **1st August 2026** | |