




Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
161 Booker Avenue
Allerton
Liverpool
L18 7HE**



Report Reference:	N-313754
UPRN:	57712
Issue Date:	March 2025
Approved by: Scott Brookes Technical Manager	

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

Contents

1 Introduction 3

2 Summary 4

3 Risk Score 7

4 Fire Prevention..... 8

5 Escape Routes & Fire Spread 10

6 Detection & Warning 13

7 Firefighting 15

8 Lighting..... 16

9 Signs & Notices..... 17

10 Fire Management..... 18

11 Action Plan 20

12 Additional Notes.....18

1 Introduction

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

Types of survey

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

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

Limitations

The report has been completed on the basis of the scope of works agreed with the client. Therefore, AEC cannot accept responsibility for elements that lie outside the agreed scope. The report is issued to our client in confidence and AEC has no responsibility(s) to any third parties to whom this report may subsequently be circulated in part or in full and any third parties that rely on this report do so at their own risk.

Disclaimer

The report provides an assessment of the risk to life from fire in these premises, and not building protection issues, and where appropriate, makes recommendations to ensure compliance with fire safety legislation. Whilst the assessor has taken reasonable care to ensure the accuracy of the information provided, 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

2 Summary

The Property

Property address	161 Booker Avenue, Allerton, Liverpool L18 7HE
Number of flat assessed (Type 3)	3
Version	1
Assessment date	March 2025
Assessor	Warren Beech MIFSM
Reviewer	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Homes
Responsible person	South Liverpool Homes Limited - 0330 303 3000

Building Information

Property use	Flats Purpose Group 1 (a)
No of floors	4
No of flats	16. The 3 rd floor has a single penthouse apartment.
Approach to flats	Via protected route
Approximate age and construction details.	<p>Over 55s scheme. The building is of timber frame construction, built approximately 2000, has a brick and glazed façade, timber floors and a flat roof. Single timber stairway and one passenger lift.</p> <p>The internal partitions appear to be a mixture of masonry construction and plasterboard on wooden stud, the internal fire spread of linings on the escape, circulation routes and other areas appears to be Class 0.</p>

Approximate total building height to ridge of roof.	12m
Height of top floor slab	9m
External window construction	UPVC

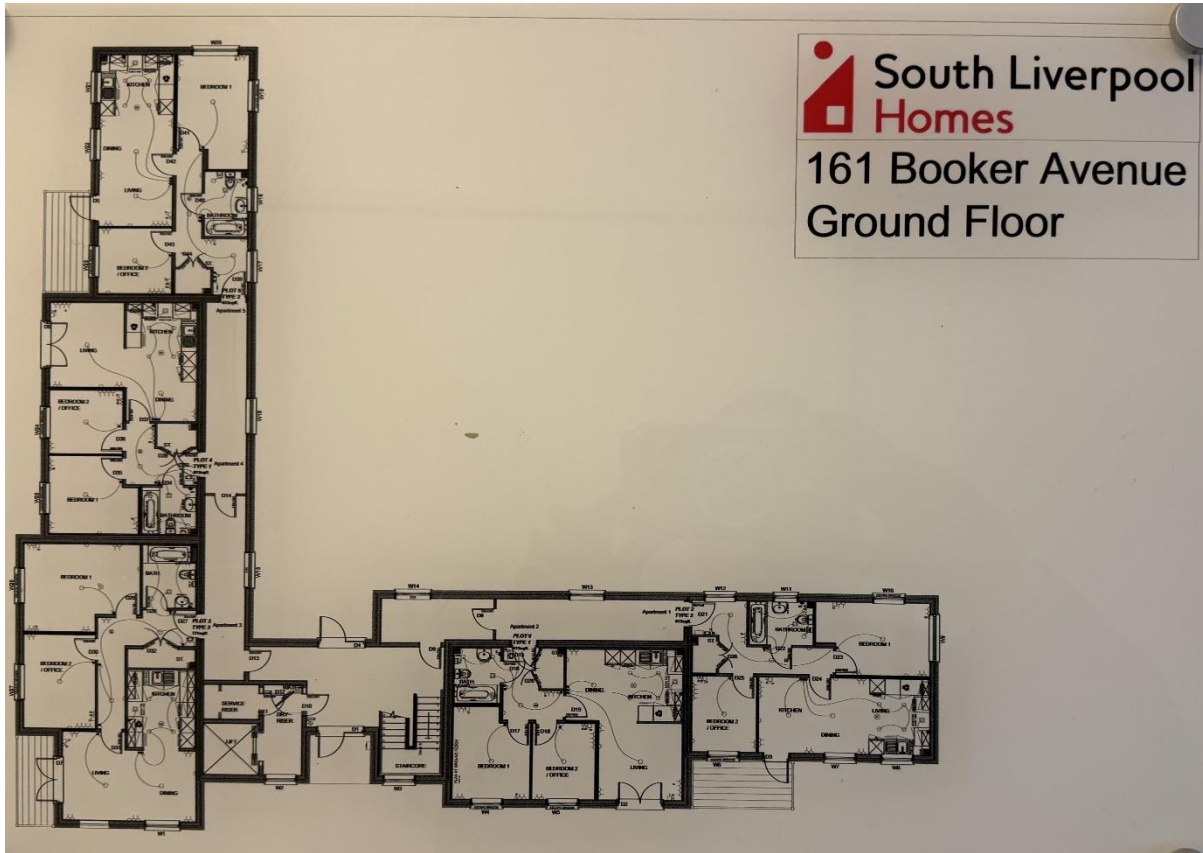
Occupants

Are there any occupants especially at risk from fire?	Over 55s housing – potential occupants with poor mobility. Wheelchair user on the ground floor apartment 3. Automatic opening devices have been added to the corridor and main front doors for ease of access and egress.
---	---

System Overview

Fire alarm and detection system	No communal fire alarm. Flats checked had BS5839-6 LD2 detection.
Emergency lighting	Internal and external emergency lighting to BS5266.
Firefighting provisions	Hydrants within 45m.
Extinguishers	No requirement.
Dry riser	Dry riser with outlets on each stairway landing.
Means of escape	Via a single protected stairway directly to a final exit. Flats are within protected corridors off the stairway on each floor.
Signage	Exit signage. Fire Action Notice – Stay Put policy.

Typical floor plan (Ground to 2nd)



3 Risk Score

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

The likelihood of fire occurring is Medium
 The potential severity of harm is 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 required. However, there might be a need of improvements.
Moderate	It is essential that efforts be made to reduce the risk. The additional control measures that are recommended should be implemented within a defined time period.
Substantial	Urgent action should be taken to reduce the risk. The additional control measures, that are recommended, should be implemented as soon as possible or limitations should be imposed on the parts of the premises affected.
Intolerable	The premises or the part of the premises affected should not be occupied until the additional control measures that are recommended have been implemented.

4 Fire Prevention

Electrical

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

Are fixed installations periodically inspected and tested? Yes

Are portable appliances used? See comments

Comments: The fixed installations were last tested 07/10/2020
CCTV equipment only within a sterile services room.

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?	N/A
--	-----

Are filters changed and ductwork cleaned regularly?	N/A
---	-----

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:

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

Housekeeping

Is accumulation of combustibles or waste avoided?	See action plan
---	-----------------

Are there appropriate storage facilities for combustible & hazardous materials?	Yes
---	-----

Comments: **Waste items within the stairway cupboards.**

Hot Works

Are there any hot works being carried-out?

See Additional Notes

Comments:

Permits must be issued for any hot works carried out by contractors.

Smoking

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

Yes

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

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Comments:

Lightning

Is a lightning protection system installed?

No

Comments:

5 Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?

Yes

Do fire exits open in direction of escape where necessary?

Yes

Are escape routes unobstructed and safe to use?

See action plan

Are there reasonable measures for the evacuation of disabled people?	See comments
--	--------------

Comments:

Combustibles stored in the protected corridors.

Anyone with mobility issues will be prioritised for ground-floor accommodation only. If anyone is identified as having difficulties with stairs after they move in, SLH will complete a fire service referral to the fire service, so they have this information on their records. Such tenants will also be offered the right to apply for a transfer to suitable accommodation

Wheelchair user on the ground floor apartment 3. Automatic opening devices have been added to the corridor and main front doors for ease of access and egress.

Dimensions

Are travel distances reasonable?	Yes
----------------------------------	-----

Is there sufficient exit capacity?	Yes
------------------------------------	-----

Comments:

Travel distances in compliance with Approved Document B Vol 1 and BS9991

Fire Doors

Doors which are expected to be fire resisting:	<ul style="list-style-type: none">• Electrical cupboards• Flat doors• Store cupboards
--	---

Standard of electrical cupboard doors:	Acceptable
--	------------

Standard of flat doors:	Acceptable
-------------------------	------------

Are fire doors to a suitable standard?	Yes
--	-----

Is there suitable provision of self-closing devices?	Yes
--	-----

Is there suitable provision of hold-open devices?	N/A
---	-----

Are doors kept locked where appropriate?	See action plan
--	------------------------

Comments:

Self-closing devices are Astra concealed jamb mounted door closers. They meet standards, fire regulations, accessibility requirements and offer an alternative to face fixed closers. CE Marked to the European harmonised standard BS EN1154.

SLH provide these fire safety instructions and fire door information within the common area located on a notice board.

Communal fire doors are inspected 3 monthly. Last inspection 16/12/2024. Flat fire doors are inspected annually as available.

Internal locking bolt broken to the cupboard door within the 1st floor stairway lobby.

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?

N/A

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

See comments

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

Yes

Is glazing reasonable and free from any obvious defects?

Yes

Comments:

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

No loft space as it is a flat roof.

Remediation work has been undertaken on the balconies. Steel has been added to the floor of each balcony to prevent any form of fire spread.

The timber frame is enclosed between the brick façade on the external wall and the internal wall structure. Compartmentation is in place and the timber frame was not accessible from any location.

Dampers, Ducts & Chutes

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

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

Comments:

Smoke Ventilation

Areas where smoke ventilation is expected:

- Staircase
 - Corridors
-

Staircase smoke ventilation:

Manual Vent

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments:

Automatic opening vents in the corridors adjacent to the stairway. Vent at the head of the stairway with a manual control on the ground floor.

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 fire alarm system in the common areas is only there to activate the automatic opening vents and not to make the residents aware of fire.

A BS 5839-part 6 LD2 fire alarm is installed within each flat, with a smoke detector in the hallway and heat detector in the kitchen.

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

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? Yes

Types of facility Dry riser

Is provision of fire service facilities reasonable? Yes

8 Lighting

Normal lighting

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

Emergency lighting

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

Comments

Comments:

The communal emergency lighting system is maintained by Grosvenor APTEC on Behalf of SLH and receives 6 monthly servicing/ full duration tests. Any deficiencies identified with the system during the 6 monthly servicing are rectified as soon as possible.

9 Signs & Notices

Escape Routes

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

Fire Doors

Is there signage suitable for self-closing fire doors?	Yes
Is there signage suitable for locked fire doors?	Yes
Is there signage suitable for automatic fire doors?	Yes

Other signs & Notices

Is there suitable signage for fire service facilities?	Yes
Are fire action notices suitable?	Yes
Are there suitable notices for fire extinguishers?	N/A
Is there suitable zone information for the fire alarm system?	N/A

Comments

Comments: Fire Action Notices provided indicating the stay put policy.



10 Fire Management

Procedures & Arrangements

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

Training and Drills

Are staff regularly on the premises?	No
Do staff receive suitable training on the following areas:	
Fire risks on the premises & fire prevention measures?	N/A
Action to take on discovering a fire?	N/A
How to raise an alarm?	N/A
Responding to the fire alarm?	N/A
Calling the fire service?	N/A
Location & use of firefighting equipment?	N/A

Are fire drills carried out at appropriate intervals?	N/A
---	-----

Are employees from outside organisations given appropriate fire safety information?	N/A
---	-----

Comments

Comments:

Stay put policy and therefore it is not necessary to have a fixed assembly point.
Automatically opening doors provided for the ground floor wheelchair user.

Testing & Maintenance

Is the fire alarm tested & records kept?	Yes
--	-----

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	Yes
------------------------------	-----



Has the Dry riser been tested	Yes
-------------------------------	-----

Comments:



Fire alarm 6 monthly	15/10/2024
Emergency lighting 6 monthly	15/10/2024
Door entry system annually	15/10/2024
AOV annually	06/06/2024
Dry Riser 6 monthly	20/11/2024
Lift inspected 3 monthly.	10/12/2024

11 Action Plan

Task	
Priority	High
Category	Fire Prevention
Sub-category	Housekeeping
Finding	Waste combustibles were found stored in stairway cupboards on the 1 st and 2 nd floors. Storage of combustibles is not permitted in rooms off single means of escape stairways
Actions required	The items should be disposed of and the cupboards kept clear of combustibles.
Status	Identified
Due Date	1 st May 2025

Task	
Priority	High
Category	Escape Routes & Fire Spread
Sub-category	Ease of Use
Finding	Combustibles were stored in the corridors. The corridors are protected escape routes and must remain clear of combustibles.
Actions required	The residents should be informed to remove the items and a zero-tolerance approach maintained.
Status	Identified
Due Date	1 st May 2025

Task	
Priority	Medium
Category	Escape Routes & Fire Spread
Sub-category	Fire Doors
Finding	The internal locking bolt is broken to the 1 st floor stairway cupboard.
Actions required	The bolt should be repaired to ensure the door can be secured.
Status	Identified
Due Date	1 st August 2025



12 Additional Notes

Permits must be issued for any hot works carried out by contractors. Contractors should be made fully aware that the building is timber framed and the necessary precautions taken due to the potential of fire spread through the building structure.