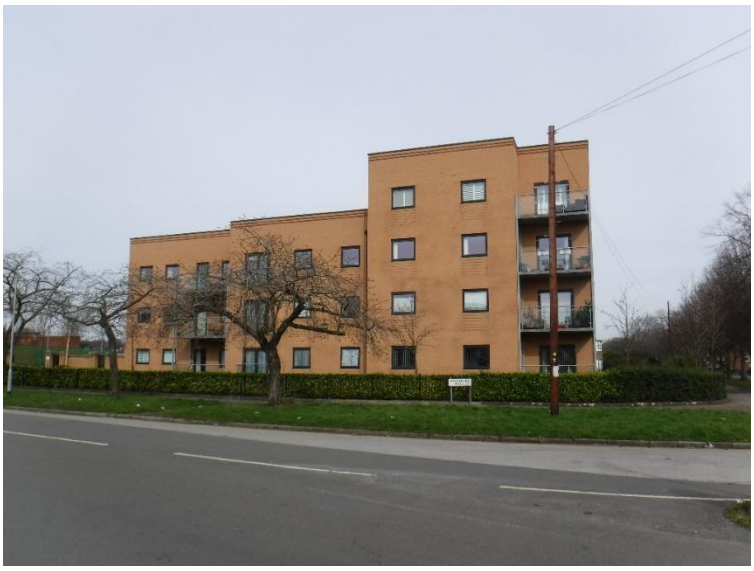
Airborne Environmental Consultants Ltd

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



UPRN:	57712
Report Reference:	N-330653
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

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,

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)	11
Version	1
Assessment date	March 2026
Assessor	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Housing

Building Information

Property use	Flats Purpose Group 1 (a)
No of floors	4
No of flats	17
Approach to flats	Via protected route
Approximate age and construction details.	It is of traditional construction, built approximately 2000 and appears to be of masonry construction, concrete floors, steel stairs and a flat roof. 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.

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?	There are accessible apartments on the ground floor and wheelchair user in apartment 3.

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 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.

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?	Yes
Comments: 17/09/2025	

Gas	
Are gas installations and appliances free from any obvious defect?	See comments
Is gas equipment protected / located so as not to be prone to accidental damage?	See comments
Comments: No gas installations in the communal areas	

Heating	
Are fixed heating installations free from any obvious defect?	See comments
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?	See comments
Is there a reasonable absence of external fuels and ignition sources?	Yes
Comments: Access control on the front door	

Housekeeping

Is accumulation of combustibles or waste avoided?	Yes
Are there appropriate storage facilities for combustible & hazardous materials?	Yes
Comments: Good level of housekeeping	

Hot Works

Are there any hot works being carried out?	No
Comments:	

Smoking

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

Comments: No smoking evident in the communal area.

Dangerous Substances

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

Comments:

Lightning

Is a lightning protection system installed?	No

Comments:

5 Escape Routes & Fire Spread

Ease of Use

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

Comments: At the time the audit was carried out 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:	

Fire Doors

Doors which are expected to be fire resisting:	• Electrical cupboards • Flat doors • 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?	See action plan
Is there suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	Yes
Comments: See action plan relating to Apartment 7 front door See action plan relating to sticking corridor door	

Construction & Glazing

Are escape routes protected with suitable walls and floors?	Yes
Is there adequate compartmentation?	It appears that there is adequate compartmentation between the common areas and the flats. However, this is not a destructive FRA.

Is the fire stopping in the roof space adequate?	See comments
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:	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.

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.

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:	Automatic Vent

Is smoke ventilation reasonable and free from any obvious defects?	Yes
Comments: Automatic opening vents are linked to detectors and fire fighter override switches. These will be used by the fire service for smoke control. These are visually inspected monthly.	

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 fire alarm is installed within the flats

Flats

System Category	BS5839 Grade D LD3
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:	Adequate borrowed lighting

Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	None
Is this provision reasonable?	Yes

Comments

Comments: Monthly inspections undertaken

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?	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:

10 Fire Management

Procedures & Arrangements

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

Training and Drills

Are staff regularly on the premises?	No

Do staff receive suitable training on the following areas:

Fire risks on the premises & fire prevention measures?	N/A

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

Comments

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

Testing & Maintenance

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

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 (non-functional tests), annual service, and annual 3-hour duration test
• Smoke Vent / AOV: Monthly visual inspections (non-functional tests) and annual full service
• Automatic Door - External: 6 Monthly Service
• Dry/Wet Risers: Annual visual inspection and a separate annual pressure test carried out six months later.

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.

Fire alarm (for vents)	25/06/2025
Emergency lighting	10/10/2025
Door entry system	10/10/2025
AOV	25/06/2025
Dry Riser	November 2025

11 Action Plan

Task		
Priority	**Medium**	
Category	**Escape Routes & Fire Spread**	
Subcategory	**Fire Doors**	
Significant findings	Staircase lobby door by apartment 14 was sticking in the open position	
Actions required	Remediate the door so that it loses effectively into its rebate.	
Status	**Identified**	
Due Date	**1st August 2026**	

Task		
Priority	**Medium**	
Category	**Escape Routes & Fire Spread**	
Subcategory	**Fire Doors**	
Significant findings	Apartment 7 front door has been cut with a chain saw.	
Actions required	Replace the door with one that meets the requisite FD30s specification.	
Status	**Identified**	
Due Date	**1st August 2026**	