



Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
23-25a Withington Road
Speke
Liverpool
L24 2TX**



UPRN:	52350
Report Reference:	N-330604
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Approved by: A Southern Environmental Services Technical Administrator	

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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.

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2 Summary

The Property

Property address	23-25a Withington Road Speke Liverpool L24 2TX
Number of flat assessed (Type 3)	1 (Flat 23a)
Version	1
Assessment date	March 2026
Assessor	Jack Smart Level4DipFRA, DipFD, AIFSM
Reviewer	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.

Approximate total building height to ridge of roof.	9m
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.
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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 defects?	Yes
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Are fixed installations periodically inspected and tested?	See comments
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Are portable appliances used?	No
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Comments:

Records have been provided stating that the 5-yearly electrical hard wire testing was completed on 03/12/2021.

Gas

Are gas installations and appliances free from any obvious defects?	See comments
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Is gas equipment protected/located so as not to be prone to accidental damage?	See comments
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Comments:

No gas installations in the communal areas

Heating

Are fixed heating installations free from any obvious defects?	See comments
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Are portable heaters used?	No
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Comments:

No heating installed in the 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

Comments:

Yes, but within the individual flats. 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, which was serviced on 14/10/2025.

Housekeeping

Is the accumulation of combustibles or waste avoided?

Yes

Are there appropriate storage facilities for combustible & hazardous materials?

Yes

Comments:

A good level of housekeeping was identified, and the escape routes were clear and sterile on the day of assessment.

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 was evident in the communal area. "No smoking" signage is displayed 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 the 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
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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
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Is there sufficient exit capacity?	Yes
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Comments:

Travel distances are compliant and in accordance with Approved Document B Vol 1 and DCLG Government Guidance.

Fire Doors

Doors which are expected to be fire-resisting:	• Electrical cupboards • Flat doors • Store cupboards
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Standard of electrical cupboard doors:	Acceptable
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Standard of flat doors:	Acceptable
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Are fire doors to a suitable standard?	Yes
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Is there a suitable provision of self-closing devices?	Yes
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Is there a suitable provision of hold-open devices?	N/A
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Are doors kept locked where appropriate?	Yes
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Comments:

No issues identified with riser doors.

No access was gained into the flat storage cupboards adjacent to the flat entrance doors.

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?

Yes

Is there a 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.

Fire stopping and compartmentation appear to be acceptable. No issues identified.

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
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Staircase smoke ventilation:	Openable window
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Is smoke ventilation reasonable and free from any obvious defects?	Yes
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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 premises are purpose-built flats, and a communal fire alarm system is not required. The flats are designed for a stay put policy.
- A BS 5839-part 6 fire alarm is installed within the flats – minimum requirement is an LD3 (smoke detector in hallway)

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

Comments:

The assessor was granted access to Flat 23a to assess the fire alarm specification. Flat 23a contained a BS5839-6 Grade D smoke detector in the hallway, providing an LD3 specification.

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 the provision of fixed systems reasonable?	Yes

Fire Service Facilities

Are there any specific fire service facilities?	No
Types of facility	N/A
Is the 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
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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 are installed on each level within the communal areas.	

9 Signs & Notices

Escape Routes

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

Fire Doors

Is there signage suitable for self-closing fire doors?	Yes
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Is there signage suitable for locked fire doors?	Yes
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Is there signage suitable for automatic fire doors?	N/A
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Other signs & Notices

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

Fire action notice displayed in the communal area.

10 Fire Management

Procedures & Arrangements

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

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	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. No fire alarm in communal areas Emergency lighting 14/10/2025 Door entry system 14/10/2025	

11 Action Plan

No actions are required.