



Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
2-28 Locke Street
Garston
Liverpool
L19 8EH**



UPRN:	57221
Report Reference:	N-330652
Issue Date:	March 2026
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	2-28 Locke Street Garston, Liverpool, L19 8EH
Number of flats assessed (Type 3)	Flat 9 & 25 & 28
Version	1
Assessment date	March 2026
Assessor	Ian Wilson L4DipFRA, DipFD, AIFSM
Reviewed by	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Housing

Building Information

Property use	Flats Purpose Group 1 (a)
No of floors	3
No of flats	27
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 and a roof which has a slight pitch overlaid with composite material. Central single concrete stairway within an open foyer. The foyer has steel support columns with steel beams and concrete floors. Protected corridors off with automatically opening vents (AOVs) at the end. 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.

Total building height	7.3m
Height of top floor slab	3.9m
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 made aware of occupants that may be especially at risk from fire. Procedures have been put in place a visit was conducted to the residents on 13/11/2025 and 24/11/2025.
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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 for 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: Records have been provided stating that the 5 yearly electrical hard wire testing was completed on 29/09/2022.	

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: Boilers are located in a dedicated room on the 2nd floor. The gas shut off has a fusible link arrangement which is seen as good practice. Gas safety check was completed on 19/01/2026.	

Heating

Are fixed heating installations free from any obvious defect?	See comments
Are portable heaters used?	No
Comments: No heating in communal areas. Boilers supplying the flats only.	

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
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Is there a reasonable absence of external fuels and ignition sources?	Yes
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Comments:

Access control on the front door, which was serviced on 10/10/2025.

CCTV in use monitoring external area.

The bin store is away from the building.

Housekeeping

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

Good level of housekeeping

Hot Works

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

Smoking

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

No smoking is evident in the communal area. "No-smoking" signage was displayed.

Dangerous Substances

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

Lightning

Is a lightning protection system installed?	No
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Comments:

Not required

5 Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	Yes
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Do fire exits open in the direction of escape where necessary?	Yes
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Are escape routes unobstructed and safe to use?	Yes
Are there reasonable measures for the evacuation of disabled people?	See comments
Comments: Push bar rear exit. Mag lock front door with emergency override. Allocations are made to Locke Street based on the incoming tenant's ability to use the internal staircase to exit the building in the event of an evacuation. If necessary, an ability to cope form is completed at the property viewings to ascertain the person's ability to manage stairs. Otherwise, anyone with mobility issues is allocated a home on the ground floor. The Neighbourhood Management Officer has conducted a report to confirm who can evacuate in the event of a fire, anyone who may need assistance from the fire service, in the event of an evacuation, will have a fire service referral made so the fire service has this on their records.	
Dimensions	
Are travel distances reasonable?	Yes
Is there sufficient exit capacity?	Yes
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
Standard of electrical/lobby cupboard doors:	See action plan
Standard of flat doors:	See action plan
Are fire doors to a suitable standard?	Yes
Is there a suitable provision of self-closing devices?	Yes
Is there a suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	Yes

Comments:

Flat doors are FD30S fire door sets. Hold open devices on corridor doors linked to the fire alarm system.

Issues with communal fire doors see action plan.

Issue with a flat 9 door with the self-closer broken see action plan.

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 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 the 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.

The compartmentation was to a good standard throughout the communal area and in the loft space. No issues were identified.

The balcony balustrades are constructed from timber, a separate report has been undertaken for these in 2019. The findings were to implement a management plan and replace the timber with non-combustible material when they get into disrepair. As the timber is in a small section and the floors are steel, the risk of fire spread is very low.

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

Staircase smoke ventilation:	Openable window
Is smoke ventilation reasonable and free from any obvious defects?	Yes
Comments: Automatic opening vents are in the communal corridors and staircase. 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?	Yes
Areas covered	Flats and common areas
Comments: A BS5839-6 Grade A addressable system is provided throughout the communal areas, rooms off and within the flats. This was originally installed to support a simultaneous evacuation but has been altered so that the alarm only sounds within the flat of origin and at the panel to support a 'stay put' policy. Smoke detection in the flats covers the hall, bedroom and lounge. The communal smoke detection will actuate the AOVs only.	

Flats

System Category	BS5839 Grade A 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: The flats assessed had a BS5839-1 Grade A LD2 installed which consisted of detectors installed in the hallway, lounge and kitchen of the flats.	

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?	Yes
Types of facility	Entrance door override
Is the provision of fire service facilities reasonable?	Yes

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 areas.	

9 Signs & Notices

Escape Routes

Is escape route signage necessary?	No
Why not?	Single escape route
Is escape route signage provided?	Yes
Is the 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?	Yes
Comments: Fire action notices are displayed. Addressable fire alarm system with building plan provided.	

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. Adaptations will be put into place for any disabled persons that require them. SLH maintain a record of persons requiring support.	
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 testing and records kept?	N/A
Have sprinklers been tested	N/A
Have smoke vents been tested	See Comments
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 (non-functional tests), annual service, and annual 3-hour duration test
- Smoke Vent / AOV: Monthly visual inspections (non-functional tests) and annual full service
- 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 panel, and annual service of all linked smoke detectors

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 annually (AOVs only)	27/11/2025
Emergency lighting 6 monthly	10/10/2025
Door entry system annually	10/10/2025
AOV annually	01/05/2025

11 Action Plan

Task		
Priority	Medium	
Category	Escape Routes & Fire Spread	
Subcategory	Fire Doors	
Significant findings	A small part of intumescent strip and cold smoke seal is missing at the top of a lobby door next to flat 19.	
Actions required	Instruct a competent contractor to remediate the door to ensure it meets an FD30 standard.	
Status	Identified	
Due Date	1 st August 2026	

Task		
Priority	Medium	
Category	Escape Routes & Fire Spread	
Subcategory	Fire Doors	
Significant findings	Screw missing from the hinge of a riser door next to flat 15.	
Actions required	Instruct a competent contractor to remediate the door to ensure it meets an FD30 standard.	
Status	Identified	
Due Date	1 st August 2026	

Task		
Priority	Medium	
Category	Escape Routes & Fire Spread	
Subcategory	Fire Doors	
Significant findings	The self-closer was broken on the door of flat 9.	
Actions required	Instruct a competent contractor to remediate the door to ensure it meets an FD30 standard.	
Status	Identified	
Due Date	1 st August 2026	

Task

Priority	Very Low	
Category	Escape Routes & Fire Spread	
Subcategory	Construction & Glazing	
Significant findings	Small sections of timber used to face the balustrade on the balconies	
Actions required	Monitor the timbers and replace with FR material when they deteriorate	
Status	Identified	
Due Date	Review March 2027	