




Airborne Environmental Consultants Ltd

**Fire Risk Assessment  
South Liverpool Homes  
27-29a Withington Road  
Speke  
Liverpool  
L24 2TX**



Report Reference:	N-313774
UPRN:	52354
Issue Date:	March 2025
Approved by: Scott Brookes Technical Manager	

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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.

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.

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## 2 Summary

### The Property

Property address	27-29a Withington Road Speke Liverpool L24 2TX
Number of flat assessed (Type 3)	Flat 27a
Version	1
Assessment date	March 2025
Assessor	Jack Smart Level4DipFRA, DipFD, AIFSM
Reviewer	Lee Smart BEng (Hons) MCIQB 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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### 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

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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

#### Comments:

Records have been provided stating that the 5-yearly electrical hard wire testing was completed on 04/12/2021.

### Gas

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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

#### Comments:

No gas installations in the communal areas

### Heating

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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?

Yes

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

Yes

Comments:

The coded access panel only allows access to authorised persons (residents/contractors).

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.

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### Hot Works

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Are there any hot works being carried out? No

Comments:

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### Smoking

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

Comments:

No smoking was evident in the communal area.

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### Dangerous Substances

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

Comments:

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### Lightning

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Is a lightning protection system installed? No

Comments:

## 5 Escape Routes & Fire Spread

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### Ease of Use

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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

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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

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Dimensions

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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.

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Fire Doors

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

The electrical door incorporated Intumescent strips, cold smoke seals, 3 fire-rated hinges and “fire door keep locked” signage.

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## Construction & Glazing

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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:

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

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## Dampers, Ducts & Chutes

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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:

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## Smoke Ventilation

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Areas where smoke ventilation is expected:

Staircase

Staircase smoke ventilation:

Openable window

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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

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Why not? Purpose-built block of flats

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Is a fire detection and/or alarm system provided? See comments

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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.

### Flats

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System Category BS5839 Grade D LD3

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Cause & Effect Sounds alarm in flat of origin

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Is the level of false alarms reasonable? Yes

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Is the fire detection & alarm provision reasonable? Yes

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Are there suitable measures for inner rooms? N/A

**Comments:**

The assessor was granted access to Flat 27a to assess the fire alarm specification. Flat 27a contained a BS5839-6 Grade D smoke detector in the hallway, providing an LD3 specification.

## 7 Firefighting

### Fire Extinguishers

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Are fire extinguishers expected?

No

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Why not?

No statutory requirement

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Are fire extinguishers provided?

No

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Is the provision of fire extinguishers reasonable?

Yes

### Fixed Systems

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Are any fixed systems provided?

No

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Is the provision of fixed systems reasonable?

Yes

### Fire Service Facilities

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Are there any specific fire service facilities?

No

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Types of facility

N/A

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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
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

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

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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

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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:

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## 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



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

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

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### Testing & Maintenance

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

No fire alarm in communal areas

Emergency lighting      10/10/2024

Door entry system      10/10/2024

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**11 Action Plan**

No actions identified