



Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
37-37a Island Road
Garston
Liverpool
L19 6PA**



UPRN:	57836 & 57837
Report Reference:	N-330670
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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	37 – 37a Island Road
	Garston, Liverpool, L19 6PA
Version	1
Assessment date	March 2026
Assessor	Ian Wilson L4DipFRA, DipFD, AIFSM
Reviewer	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Homes
Responsible person	South Liverpool Homes Limited - 0330 303 3000

Building Information

Property use	Residential building with 2 flats, no communal areas.
No of floors	3 above-ground level
No of flats	2
Approximate age and construction details.	The building appears to be a late Victorian or early 20th-century semi-detached house constructed between 1900 and 1929. The building has been converted into two separate flats with separate entrances, with no communal area. Both entrances are at the front of the building. The main structure is solid brick construction with a black and white mock Tudor style timber effect gable on the upper floor. The premises has a pitched roof covered in tiles.

Approximate total building height to ridge of roof.	9m
Height of top floor slab	6m
External window construction	UPVC

Occupants

Are there any occupants especially at risk from fire?	No
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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	Slight Harm
The current risk to life is (Use the table below)	Trivial

		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?	See comments
Are portable appliances used?	N/A

Comments: Number 37 EICR completed 29/08/2025. Number 37a EICR completed 04/07/2023.
No communal areas for portable items.

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 communal areas; however, number 37 was completed on 10/06/2025. Number 37a completed on 31/07/2025.

Heating

Are fixed heating installations free from any obvious defect?	N/A
Are portable heaters used?	No

Comments: No 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: In the individual's premises only, no communal areas.

Arson

Does basic security against arson appear reasonable?	Yes
Is there a reasonable absence of external fuels and ignition sources?	Yes

Comments: No internal or external fuel sources. The building is kept locked.

Housekeeping

Is the accumulation of combustibles or waste avoided?	Yes
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Are there appropriate storage facilities for combustible & hazardous materials?	N/A
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Comment: Good level of housekeeping around the premises.

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?	N/A
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Comments: No communal areas.

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:

5 Escape Routes & Fire Spread

Ease of Use

Are exits easily and immediately openable?	See comments
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Do fire exits open in the direction of escape where necessary?	N/A
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Are escape routes unobstructed and safe to use?	See comments
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Are there reasonable measures for the evacuation of disabled people?	N/A
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Comments: No communal areas in the property.

Dimensions

Are travel distances reasonable?	See comments
Is there sufficient exit capacity?	Yes
Comments: No communal areas in the property.	
Fire Doors	
Doors which are expected to be fire resisting:	N/A
Standard of electrical cupboard doors:	N/A
Standard of flat doors:	N/A
Are fire doors to a suitable standard?	N/A
Is there a suitable provision of self-closing devices?	N/A
Is there a suitable provision of hold-open devices?	N/A
Are doors kept locked where appropriate?	N/A
Comments: No communal areas in the property.	
Construction & Glazing	
Are escape routes protected with suitable walls and floors?	See comments
Is there adequate compartmentation?	N/A
Is the fire stopping in the roof space adequate?	N/A
Is there a reasonable limitation of linings that might promote fire spread?	N/A
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.

No communal areas in the property.

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?	N/A
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Comments:

Smoke Ventilation

Areas where smoke ventilation is expected:	N/A
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Staircase smoke ventilation:	N/A
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Is smoke ventilation reasonable and free from any obvious defects?	N/A
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Comments:

6 Detection & Warning

Is an electrical fire alarm system expected?	N/A
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Why not?	No communal areas
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Is a fire detection and/or alarm system provided?	N/A
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Areas covered	N/A
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Comments: No communal areas for the building.

7 Firefighting

Fire Extinguishers

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?	N/A
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Fixed Systems

Are any fixed systems provided?	No
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Is the provision of fixed systems reasonable?	N/A
Fire Service Facilities	
Are there any specific fire service facilities?	N/A
Types of facility	N/A
Is the provision of fire service facilities reasonable?	N/A
Comments: No communal areas.	

8 Lighting

Normal lighting

Is there adequate lighting of internal escape routes?	See comments
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:	N/A
Is this provision reasonable?	N/A
Method of emergency lighting of external escape routes:	Adequate borrowed lighting
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	N/A
Is this provision reasonable?	N/A

Comments: No requirement for emergency lighting as no communal areas.
External would be covered by street lighting.

9 Signs & Notices

Escape Routes

Is escape route signage necessary?	No
Why not?	See comment
Is escape route signage provided?	N/A
Is provision of escape route signage suitable?	N/A

Fire Doors

Is there signage suitable for self-closing fire doors?	N/A
Is there signage suitable for locked fire doors?	N/A
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?	N/A

Are there suitable notices for fire extinguishers?	N/A
Is there suitable zone information for the fire alarm system?	N/A
Comments: Individual residential properties have no requirement for signage.	

10 Fire Management

Procedures & Arrangements

Current evacuation policy	Stay Put
Are fire action procedures suitable and appropriately documented?	See comments
Are there suitable arrangements for calling the fire service?	See comments
Is there a suitable fire assembly point?	No
Are there suitable arrangements for the evacuation of disabled people?	N/A

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: No communal areas, residents would leave their property.	

Testing & Maintenance

Is the fire alarm tested & records kept?	N/A
Is the emergency lighting tested & records kept?	N/A
Door entry test records	N/A
Are fire extinguishers subject to suitable testing 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. This building does not contain any internal communal areas. All flat entrance doors open directly to the external environment, and there are no enclosed shared escape routes or internal common parts requiring life-safety system installations such as emergency lighting, fire detection, or smoke control systems. As such, there are no communal life-safety systems requiring routine servicing or inspection within the scope of the Fire Safety Order for this building. The assessor has reviewed the building's layout and risk profile (sub-11-metres in height, domestic setting, low-risk occupancy, and open-air access arrangement), and confirms that the absence of communal servicing and testing requirements is appropriate and suitable for this type of property. No requirement as no communal areas.	

11 Action Plan

No actions required