

**Fire Risk Assessment
South Liverpool Homes
Block A (1-11)
18 Livingston Drive
Liverpool
L17 4LR**



Report Reference:	N-313733
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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 3 survey of the common areas and the apartments, and unless there has been any reason to suspect otherwise, the inspection has been purely visual.

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.

Airborne Environmental Consultants,
23 Wheelforge Way,
Ashburton Point,
Trafford Park,
Manchester,
M17 1EH
0161 872 7111

2 Summary

The Property

Property address	Block A, 18 Livingston Drive, Liverpool L17 4LR
Version	1
Number of flat assessed (Type 3)	2
Assessment date	March 2025
Assessor	Warren Beech MIFSM
Reviewer	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Homes
Responsible person	South Liverpool Homes Limited - 0330 303 3000

Building Information

Property use	Apartments
No of floors	4
No of flats	11
Approach to flats	Via protected route
Approximate age and construction details.	Built 2019 – 2020, it is of timber framed construction with brick façade, timber floors, timber stairs and a pitched roof of timber construction overlaid with tile. The internal partitions are timber stud and plasterboard, the internal fire spread of linings on the escape, circulation routes and other areas appears to be Class 0.

Building Height

Approximate total building height to ridge of roof.	14m
Height of top floor slab	9m
External window construction	UPVC

Occupants

Are there any occupants especially at risk from fire?	Wheelchair user in flat 3. The flat is on the ground floor next to the front door, with a short travel distance and would have assistance if required. Sprinkler protected flat.
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System Overview

Fire alarm and detection system	No communal fire alarm. Each flat has BS5839-6 LD2 detection.
Emergency lighting	Internal and external emergency lighting to BS5266.
Firefighting provisions	As this is a timber framed structure, the client has opted to install a water suppression sprinkler system to BS9251 in all apartments. Hydrants within 45m.
Extinguishers	No requirement.
Dry riser	None. Building under 18m
Means of escape	Via a single protected stairway directly to a final exit. Flats are within protected lobbies on each floor.
Signage	Exit signage. Fire Action Notice – Stay Put policy.

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	Medium
The potential severity of harm is	Slight 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

Are electrical installations and appliances free from any obvious defect?	Yes
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Are fixed installations periodically inspected and tested?	Yes
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Are portable appliances used?	No
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Comments: The fixed installations were commissioned June 2020.

Gas

Are gas installations and appliances free from any obvious defect?	See comments
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Is gas equipment protected / located so as not to be prone to accidental damage?	Yes
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Comments: There is no gas in the common areas. Gas meters are external, and the supply is through the external wall direct to the flats.

Heating

Are fixed heating installations free from any obvious defect?	See comments
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Are portable heaters used?	No
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Comments: None in the common area. Gas Central Heating in the apartments

Cooking

Does cooking take place on the premises?	See comments
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Are reasonable measures taken to prevent fires as a result of cooking?	See comments
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Are filters changed and ductwork cleaned regularly?	N/A
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Comments: No cooking undertaken in the common areas. Cooking appliances in the apartments only.

Arson

Does basic security against arson appear reasonable?	Yes
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Is there a reasonable absence of external fuels and ignition sources?	Yes
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Comments: Door entry system in place to prevent unauthorised access.
The bin compound is at the side of the building, away from combustible construction and is secured.

Housekeeping

Is 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: The escape route was clear of the storage of combustibles. A weekly cleaning regime is in place.

The sprinkler room was also well maintained. No access into the electrical cupboard or store rooms on each floor – these are leased by the occupants and are kept locked.

Hot Works

Are there any hot works being carried-out?

See Additional Notes

Comments: Permits must be issued for any hot works carried out by contractors.

Smoking

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

Yes

Comments: No smoking evident. Smoking only allowed in the apartments.

Dangerous Substances

Are dangerous substances present, or liable to be present?

No

Comments:

Lightning

Is a lightning protection system installed?

Yes

Comments: Serviced 07/11/2024

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?

See comments

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:

Inward opening front door which is acceptable due to the occupancy figures and the Stay Put evacuation strategy. The main door has a magnetic lock with emergency override facility. There is also a firefighter switch externally for emergency access.

One occupant of flat 3 is a wheelchair user. The flat is on the ground floor, a short distance from the main exit and he would have assistance if required. The flats are also sprinkler protected, reducing the risk.

Anyone with mobility issues will be prioritised for ground-floor accommodation only. If anyone is identified as having difficulties with stairs after they move in, SLH will complete a fire service referral to the fire service so they have this information on their records. Such tenants will also be offered the right to apply for a transfer to suitable accommodation

Dimensions

Are travel distances reasonable?	Yes
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Is there sufficient exit capacity?	Yes
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Comments: Travel distances in compliance with Approved Document B Vol 1 and BS9991

Fire Doors

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

Yes

Comments: Flats checked had FD30S fire door sets with intumescent strips, cold smoke seals and self-closing devices.

The occupant of flat 3 is a wheelchair user and has disabled the self-closing device due to access difficulties. As an exception, this is deemed acceptable due to the circumstances. The flat is provided with sprinklers and the occupant is aware that the flat door needs to be fully closed when not in use.

Construction & Glazing

Are escape routes protected with suitable walls and floors?

Yes

Is there adequate compartmentation?

Yes

Is the fire stopping in the roof space adequate?

See comments

Is there reasonable limitation of linings that might promote fire spread?

Yes

Glazing which is expected to be fire resisting, including vision panels and fanlights:

Yes

Is glazing reasonable and free from any obvious defects?

Yes

Comments: No access possible into the roof voids. The stairway runs to full roof height, ensuring separation from the flats/corridor voids. Fire stopping has been completed to a good standard in the sprinkler room.

Dampers, Ducts & Chutes

Are there suitable measures to restrict fire spread via ducts and concealed spaces?

Yes

Comments: Collars and seals in place. Ventilation does not pass through compartment lines.

Smoke Ventilation

Areas where smoke ventilation is expected:

Staircase

Staircase smoke ventilation:

Manual Vent

Is smoke ventilation reasonable and free from any obvious defects?

Yes

Comments:

Remote opening vent in the main staircase. Operation switch is adjacent to the front door and on the top floor.



Travel distances in the lobbies are less than 4.5m and ventilation is not required.

6 Detection & Warning

Is an electrical fire alarm system expected in the common area?	No
Why not?	Purpose built block of flats
Is a fire detection and/or alarm system provided?	No
Areas covered	N/A
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. Smoke detection in the hallways and heat detection in the kitchens.	

Flats

System Category	BS5839 Grade D 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

7 Firefighting

Fire Extinguishers

Are fire extinguishers expected?	No
Are fire extinguishers provided?	No

Is the provision of fire extinguishers reasonable?	Yes
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Fixed Systems

Are any fixed systems provided?	Yes
Is provision of fixed systems reasonable?	Yes

Comments: A water suppression system compliant with BS9251 has been installed in each apartment. The water tank, pump and associated controls are located at ground floor level.

Fire Service Facilities

Are there any specific fire service facilities?	No
Types of facility	N/A
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:	Non-maintained emergency lighting
Is this provision reasonable?	Yes
Method of emergency lighting of other areas:	None
Is this provision reasonable?	Yes
Comments	
Comments: External light over the main door.	

9 Signs & Notices

Escape Routes

Is escape route signage necessary?	No
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?	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?	N/A

Comments

Comments: Directional signage is not required as there is a single staircase and only one means of escape.

Fire Action Notices throughout detailing the stay put policy.



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
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Comments

Comments: A fire assembly point is not required for a building operating a stay put strategy.
One occupant of flat 3 is a wheelchair user. The flat is on the ground floor, a short distance from the main exit and he would have assistance if required. The flats are also sprinkler protected, reducing the risk.

Testing & Maintenance

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

Emergency lighting 17/10/2024

ROV Smoke Vent 20/11/2024

Sprinklers – serviced annually. Flats are done separately throughout the year

Door entry – 17/10/2024

Communal fire doors – 16/12/2024 – 3 monthly. Flat doors – annually.

11 Action Plan

No actions required.

12 Additional Information

Hot works permits to be issued when required. Contractors should be made fully aware that the building is timber framed and the necessary precautions taken due to the potential of fire spread through the building structure.