



Airborne Environmental Consultants Ltd

**Fire Risk Assessment
South Liverpool Homes
Block B
12-23 Livingston Drive
Liverpool
L17 4LR**



UPRN:	65764
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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 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.

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	Block B, 12-23 Livingston Drive, Liverpool L17 4LR
Version	1
Number of flat assessed (Type 3)	19
Assessment date	March 2026
Assessor	Lee Smart BEng (Hons) MCIOB MIFSM
Client	South Liverpool Housing

Building Information

Property use	Apartments
No of floors	4
No of flats	11 (no number 13)
Approach to flats	Via protected route
Approximate age and construction details.	Built 2019 – 2020, it is of timber construction with brick facade, wooden floors, wooden 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. As this is a timber framed structure, the client has opted to install a water suppression sprinkler system in all apartments.

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?	At the time the audit, the property was not yet occupied and was not completed. Minor decoration works (including fire stopping) are still to be completed.
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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 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: Undertaken 16/04/2025

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; however, gas boilers are located within the apartments. They are all located in cupboards within the kitchens and are wall mounted.

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. GSH 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?	See comments
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Comments: No cooking undertaken in the common areas. Cooking appliances in the apartments are new and fit for purpose.

[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: Door entry system in place to prevent unauthorised access.

[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: No access gained to sprinkler tank room.

[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 evident. Smoking only allowed in the apartments once occupied.

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 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

Comments: Inward opening front door which is acceptable due to the occupancy figures and the Stay Put evacuation strategy.

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

Is there sufficient exit capacity?	Yes
Comments:	

Fire Doors

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

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?	Yes
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:	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.

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.

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

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

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

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?	N/A
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Types of facility	N/A
Is provision of fire service facilities reasonable?	N/A

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

Comments:

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?	N/A
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.

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.
No disabled persons identified at the time of assessment. As the building has no lift, it can be assumed that persons with severe mobility impairment will be located on the ground floor.

Testing & Maintenance

Is the fire alarm tested & records kept?	N/A
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Is the emergency lighting tested & records kept?	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	Yes
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Have smoke vents been tested	See Comments
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Has the Dry Riser been tested	N/A
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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
- Smoke Vent / AOV: Monthly visual inspection and Annual full service
- Lightning Protection: 11month inspection/service
- Sprinkler System (where present): Annual service

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.

Emergency lighting 10/10/2025

Vent 12/11/2025

11 Action Plan

Task		
Priority	Medium	
Category	Escape Routes & Fire Spread	
Subcategory	Fire Doors	
Significant findings	The assessor identified a trickle vent at the base of the staircase door. Clarification is sought as to whether it is fire rated or has an intumescent filling.	
Actions required	Confirm the grill is fire rated to a 30minute standard or replace with a fire rated grill	
Status	Identified	
Due Date	1 st August 2026	