

Fire Risk Assessment

Property Assessed :

1X Knowsley Heights

1X Knowsley Heights, Huyton

Merseyside

High Rise

L36 3SS

Property Reference :

001033

Date of Inspection :

30/05/2024

Reassessment Date :

30/05/2025

FRA Completed By :

Lee Coyne



EXECUTIVE SUMMARY

Responsible Person:	Livv Housing Group
Property Designation	General Needs
Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors	11
No of Flats (if applicable)	64
Ground floor Area (m2)	25m x 32m per floor
Total Area of all Floors (m2)	

FRA Completed By	Lee Coyne
QA Carried Out By	Kevin Hudson

	U (Urgent)	U	0
	A (High)	A	0
	B (Medium)	B	11
	C (Low)	C	0
	R (Recommendation)	R	2
	Man 1 (Urgent Management Action)	Man1	0
	Man 2 (Management Action)	Man2	0
	Total:	13	

Recommended evacuation strategy:	Stay-put
Assessment Risk Rating:	Medium
On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable

Limitation of Report

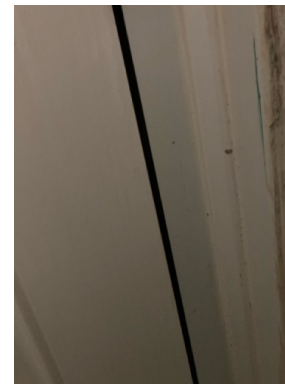
This fire risk assessment report represents the Fire Risk Assessment Company's understanding for the current building designs and use, the fire strategy and proposed evacuation procedures. It is to provide an assessment of the risk to life from fire and does not address building or property protection or business continuity. The report is not an assurance against risk and is based on the best judgement of the consultant involved. The assessment may rely on information given by others and no liability is accepted for the accuracy of such information. Should any of the buildings (or their operations) change in any way the risk assessments should be updated accordingly. In addition, it is recommended that this fire risk assessment is reviewed at least annually. Each fire risk assessment identifies areas to which access was not available during the inspection. In certain instances we may have made recommendations for further inspection in the report, however as a general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

Action Plan

Question Number	Category	Priority	Comments	Recommendation	Quantity	To Be Completed By
G1	G - House-Keeping	B	Multiple tenant items present to internal communal area including rubbish and stray sections of carpet / inappropriate door matting at 10th & 2nd floor level.	Remove and remind residents to keep common parts sterile.	1	30/05/2025






L2	L - Flat Entrance Doors	B	<p>Multiple issues identified to sample inspected flat entrance doors</p> <p>Flat 60 - key lock and no visible thumb turn device to internal face of entrance door.</p> <p>Flat 60 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 61 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 62 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 48 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 48 - flat entrance door requires overhauling as does not fully self-close from any angle and can become caught on latch.</p> <p>Flat 52 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 52 - notable surface damage to smoke seals.</p> <p>Flat 32 - notable surface damage to smoke seals.</p> <p>Flat 32 - flat entrance door requires overhauling as does not fully self-close from any angle and can become caught on latch.</p> <p>Flat 32 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p>	Overhaul / repair.	1	30/05/2025
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L9	L - Flat Entrance Doors	B	No visible flat entrance door inspection reports present on C365.	Upload.	1	30/05/2025
M2	M - Common Area Fire Doors	B	<p>Only a sample inspection was undertaken to communal doors and multiple issues identified including.</p> <p>10th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>8th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>7th floor - front left-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>7th floor - rear left-hand communal cross corridor door has excessive door gaps between door leaf and frame to the left-hand vertical edge.</p> <p>6th floor - front left-hand communal door has cracked glazing pane.</p> <p>6th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>5th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge and top horizontal edge.</p> <p>4th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>4th floor - Rear right-hand communal cross corridor door has visible crack within glazed vision panel.</p> <p>4th floor - rear left-hand communal cross corridor door has excessive door gaps between door leaf and frame to the left-hand vertical edge.</p> <p>4th floor - front right- hand communal cross corridor door has excessive door gaps between door leaf and frame to the left hand vertical edge.</p> <p>3rd floor - rear left-hand communal cross corridor door has excessive door gaps between door leaf and frame to the left-hand vertical edge.</p>	Overhaul / repair.	1	30/05/2025

Fire Risk Assessment

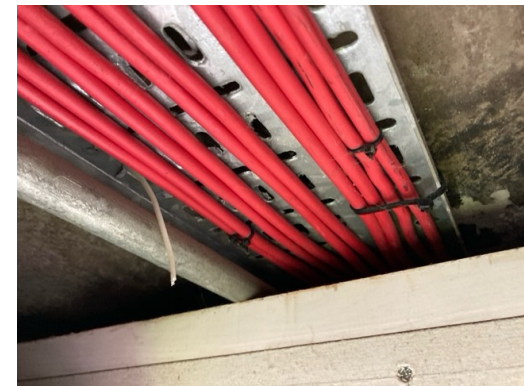
						
O2	O - Fire Safety Signs and Notices	B	Fire door 'keep shut' signage noted to ground floor electrical cupboard which should state 'fire door keep locked'.	Update signage.	1	30/05/2025
						
P5	P - Means of Giving Warning in Case of Fire	B	<p>Multiple issues identified to flat early warning interlinked detection systems.</p> <ul style="list-style-type: none"> - flat 60 - no heat detector present to kitchen. - flat 52 - no heat detector present to kitchen. - flat 32 - beeping smoke detector to living room which would suggest batteries within fitting are running low and require replacement. 	Upgrade fire alarms to flats.	3	30/05/2025

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Q7	Q - Limiting Fire Spread	R	Unable to ascertain whether adequate fire stopping is provided behind areas of boxing in and where services penetrate into flats.	Investigate and upgrade fire stopping if necessary.	1	Unlimited
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Q10	Q - Limiting Fire Spread	R	Unknown surface spread of flame rating.	Confirm paint specification or alternatively undertake flake sample testing to determine paint build up and suitability prior to next cyclical decoration.	1	Unlimited
Q13	Q - Limiting Fire Spread	B	<p>1962 - 1971 concrete frame building, concrete floor, brickwork / blockwork walls and concrete core. External wall consists of insulated pebble / rough cast render.</p> <p>LIVV have made Ridge aware that during a historic window replacement programme, some windows were installed which were smaller than the original apertures. Ridge were informed that the gaps around the window openings have been infilled with timber stud and plasterboard with a plaster skim finish. This detail could be construed as combustible materials being present within the current external wall system.</p>	Undertake a FRAEW survey of the full building and core sampling to ascertain full extent of combustible materials within current external facade.	1	30/05/2025

Fire Risk Asssessment



Q15	Q - Limiting Fire Spread	B	Front wall serving caretaker entrance area does not extend up to the underside of floor slab / soffit beneath resulting in unsealed cabling running above.	Appoint a competent fire works contractor and upgrade fire stopping.	1	30/05/2025
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Q16	Q - Limiting Fire Spread	B	Missing lock surrounds and holes to 2 no. doors serving front and rear doors leading into kitchenette area.	Repair.	2	30/05/2025
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Fire Risk Assessment

Q17	Q - Limiting Fire Spread	B	Multiple apparent external and internal penetrations to electrical cupboard appeared to be unsealed.	Appoint a competent fire works contractor and upgrade fire stopping.	1	30/05/2025
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Z1	Z - Other Issues	B	Holes and unsealed pipe penetrations to high level board fitted above electrical cupboard entrance door and adjacent cross corridor door which leads into caretaker kitchenette area.	Appoint a competent fire works contractor and upgrade fire stopping.	1	30/05/2025
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Fire Risk Assessment

Desktop Risk Profile for Premises	Medium
Property Classification	Level 1
Responsible Person	The Responsible Person is the Livv Housing Group.
BAFE SP205 Certificate Number	Refer to Master Property List

General Information

Property Reference	001033
Name	1X Knowsley Heights
Address 1	1X Knowsley Heights
Address 2	Huyton
Address 3	Merseyside
Address 4	High Rise
Postcode	L36 3SS
Fire Risk Assessor	Lee Coyne
Date of inspection	30/05/2024
Checked by:	Kevin Hudson
Recommended reassessment date (subject to appropriate interim management)	30/05/2025

The Premises

Property Designation	General Needs
Property Type	High Rise (6 storeys +)
Number of Floors	11
No of Flats (if applicable)	64
Approx Ground Floor Area (M2)	25m x 32m per floor
Total Area Of All Floors Area (M2)	
Building Description	Purpose built residential high rise block, single protected stairwell and two pedestrian lifts. Two principal final exits to ground floor.
Building Constructions	1962 - 1971 concrete frame building, concrete floor, brickwork / blockwork walls and concrete core. External wall consists of insulated pebble / rough cast render.
Extent Of Common Areas	Circulation spaces only.
Areas of the building to which access was not available	Multiple flats, multiple communal riser cupboards, bin store and lift motor rooms.
If applicable, state which flats were sample inspected	60, 61, 62, 48, 52 & 32

The Occupants

Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
Details of any onsite management	Part time caretaker
Person managing fire safety in premises	LIVV housing group
Person consulted during the fire risk assessment	None
Number of occupants	<130
Number of employees	1
Number of members of the public	<65
Identify any people who are especially at risk	Sleeping occupants

Other Information

Fire Loss experience (since last FRA)	No
Other Comments	No previous fire loss known for this property, no records provided or seen
Any other relevant information	C365 check undertaken on 31.05.24.

Fire Safety Legislation

The following fire safety legislation applies to these premise	Regulatory Reform (Fire Safety) Order 2005
What guidance was used for this assessment	Fire Safety in Purpose Built Flats

A - Electrical Ignition Sources

			Response	Quantity	Priority
A1	Was access gained to the electrical intake/meter cupboard for the block?	Yes			
	Comments		Access gained to electrical intake cupboard.		
A2	Is fixed installation periodically inspected and tested?	Yes			
	Date of last fixed electrical installation inspection		2024-01-22		
	Comments		Periodic inspections of the fixed electrical system takes place with records held centrally.		
A3	Is the common area fixed installation free from visible defects?	Yes			
	Comments				
A4	Is PAT testing in common areas carried out (annually)?	Not Applicable			
	Comments		No portable appliances to common areas.		
A5	Is there a policy for personal electrical appliances?	Not Applicable			
	Comments				
A6	Is the use of adapters and leads limited?	Not Applicable			
	Comments		No leads or adaptors to common areas.		

B - Smoking Policies

		Response	Quantity	Priority
B1	Are there suitable arrangements for those who wish to smoke? (state what the arrangements are)	Yes		
	Comments			
B2	Is there a policy in place to prevent or restrict smoking within the building?	Yes		
	Comments	Permitted to resident flats.		
B3	Does the policy in relation to smoking appear to be observed?	Yes		
	Comments			
B4	Is there adequate provision of 'No Smoking' signage within the common area?	Yes		
	Comments			

C - Arson

		Response	Quantity	Priority
C1	Are premises secure against arson by outsiders? (Please state how)	Yes		
	Comments	Perimeter of the property is secure.		
C2	Are bins secured / stored in a suitable location? (Please state bin type, location, if and how it is secured)	Yes		
	Comments	Bins are positioned suitably offset away from the building, behind a locked palisade fence / gate and there a fire rated bin chute to each upper floor.		
C3	Are bins secured within the designated storage location? (Please state how bins are secured)	Yes		
	Comments			
C4	Is fire load close to the premises minimised?	Yes		
	Comments			

D - Space Heating

			Response	Quantity	Priority
D1	Are the common areas of the building provided with any form of FIXED space heating system? (State type provided)	Not Applicable			
	Comments				
D2	Are fixed heating systems maintained (annually)?	Not Applicable			
	Date of last Fixed Heating System Inspection				
	Comments				
D3	Are the common areas of the building provided with any form of PORTABLE space heating system? (State type provided)	Not Applicable			
	Comments				
D4	If used, is the use of portable heaters regarded as safe?	Not Applicable			
	Comments				

E - Cooking

			Response	Quantity	Priority
E1	Are common cooking facilities provided in the block?	Not Applicable			
	Comments				
E2	Are reasonable measures in place to prevent fires as a result of cooking?	Not Applicable			
	Comments				
E3	Are filters changed and ductwork cleaned?	Not Applicable			
	Comments				
E4	Are suitable extinguishing appliances available?	Yes			
	Comments		Noted to caretaker areas only.		
E5	Is the provision of fire blankets within the common kitchen considered adequate?	Not Applicable			
	Comments				

F - Lightning

		Response	Quantity	Priority
F1	Does the building have a lightning protection system?	Yes		
	Comments			
F2	Is it considered unnecessary to have a specialist assessment completed if a lightning protection system is required?	Yes		
	Comments			
F3	Does the lightning protection system appear to be in good visual condition?	Yes		
	Comments			

G - House-Keeping

		Response	Quantity	Priority
G1	Is the property regularly cleaned to prevent the build up of combustibles?	No		
	Comments	Multiple tenant items present to internal communal area including rubbish and stray sections of carpet / inappropriate door matting at 10th & 2nd floor level.		
	Recommendation	Remove and remind residents to keep common parts sterile.		B
G2	Combustible materials not kept near sources of ignition?	Yes		
	Comments			
G3	Escape routes kept clear of items combustible materials or waste?	Not Applicable		
	Comments	Refer to above action.		
G4	Escape routes kept clear of any trip hazards?	Not Applicable		
	Comments	Refer to above action.		
G5	Any hazardous materials are stored correctly?	Yes		
	Comments	Designated cleaners cupboard noted to caretaker area.		
G6	Are all other house-keeping issues satisfactory?	Yes		
	Comments			

H - Contractors

			Response	Quantity	Priority
H1	Are fire safety conditions imposed on outside contractors?	Yes			
	Comments				
H2	Is there satisfactory control over works carried out in the building by outside contractors (e.g. hot work permits)?	Yes			
	Comments		Hot works may conceivably be carried out during a repair, maintenance or refurbishment of the premises. It is expected that any such work will be authorised by management and be carried out by the in-house approved contractors following a risk assessment and method statement of the task. Where deemed appropriate, a hot work permit will be required.		
H3	Is there satisfactory control over works carried out in the building by in-house contractors (e.g. hot work permits)?	Yes			
	Comments				

I - Dangerous Substances

			Response	Quantity	Priority
I1	If dangerous substances are used, has a risk assessment been carried out as required by the Dangerous Substances and Explosives Atmospheres Regulations 2002?	Not Applicable			
	Comments				
I2	Has a risk assessment been carried out as required by the Dangerous Substances & Explosives Atmosphere Regulations 2002?	Not Applicable			
	Comments				

J - Other Significant Hazards

		Response	Quantity	Priority
J1	Are all issues deemed satisfactory? [1]	Yes		
	Comments			
J2	Are all issues deemed satisfactory? [2]	Yes		
	Comments			
J3	Are all issues deemed satisfactory? [3]	Yes		
	Comments			

K - Means of Escape

		Response	Quantity	Priority
K1	Is escape route design deemed satisfactory?	Yes		
	Comments			
K2	Are the escape routes adequately protected? (Consider lobby protection to staircase, if needed)	Yes		
	Comments			
K3	Is there adequate provision of exits, for the numbers who may be present?	Yes		
	Comments	Two final exits to ground floor. There is also an additional optional exit from the caretaker area adjacent to electrical cupboard.		
K4	Is there adequate exit width, for the numbers who may be present?	Yes		
	Comments			
K5	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Yes		
	Comments	Push pads, buttons and bars to final exits.		
K6	Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes		
	Comments			
K7	Are electrically operated access control systems fitted to doors or gates on escape routes provided with over ride facilities and/or designed to 'fail safe' on power failure?	Yes		
	Comments	Understand all maglock doors are fitted with a fail safe device.		

Fire Risk Assessment

		Response	Quantity	Priority
K8	Do final exits open in the direction of escape where necessary?	Yes		
	Comments			
K9	Are travels distances satisfactory? (consider single direction and more than one direction)	Yes		
	Comments			
K10	Are there suitable precautions for all inner rooms?	Yes		
	Comments			
K11	Are escape routes separated where appropriate?	Yes		
	Comments			
K12	Are corridors sub-divided where appropriate?	Yes		
	Comments			
K13	Do escape routes lead to a place of safety?	Yes		
	Comments			
K14	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Yes		
	Comments	Manually operable windows and AOV's noted to common escape routes.		
K15	Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Yes		
	Comments	As above.		
K16	Are there suitable arrangements in the building for means of escape for disabled persons?	Not Applicable		
	Comments			
K17	Are all other means of escape issues satisfactory? [1]	Yes		
	Comments			
K18	Are all other means of escape issues satisfactory? [2]	Yes		
	Comments			
K19	What is the current evacuation strategy for the building?	Stay-put		
	Comments			

		Response	Quantity	Priority
K20	Is the current evacuation strategy for the building considered appropriate?	Yes		
	Comments			
K21	Recommended evacuation strategy for this building is:	Stay-put		
	Comments			

L - Flat Entrance Doors

		Response	Quantity	Priority
L1	Are flat entrance doors or doors / frames appropriately fire rated?	Not Known		
	Comments	Only a sample inspection was undertaken to flat 60, 61, 62, 52, 48 & 32. However we understand LIVV housing operate a routine fire door inspection and maintenance programme across all of their fire doors.		

		Response	Quantity	Priority
L2	Are fire rated flat entrance doors in good condition - not in need of repair?	No		
	Comments	<p>Multiple issues identified to sample inspected flat entrance doors</p> <p>Flat 60 - key lock and no visible thumb turn device to internal face of entrance door.</p> <p>Flat 60 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 61 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 62 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 48 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 48 - flat entrance door requires overhauling as does not fully self-close from any angle and can become caught on latch.</p> <p>Flat 52 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p> <p>Flat 52 - notable surface damage to smoke seals.</p> <p>Flat 32 - notable surface damage to smoke seals.</p> <p>Flat 32 - flat entrance door requires overhauling as does not fully self-close from any angle and can become caught on latch.</p> <p>Flat 32 - excessive door gaps between door door leaf and frame which exceed recommended tolerances.</p>		
	Recommendation	Overhaul / repair.		B
L3	Is all glazing to flat entrance doors appropriately fire rated?	Not Applicable		
	Comments			
L4	Are fan lights above flat entrance doors appropriately fire rated?	Not Known		
	Comments	Georgian wired glazing noted above flat entrance doors.		
L5	Are side panels to flat entrance doors appropriately fire rated?	Not Applicable		
	Comments			
L6	Are flat entrance doors fitted with adequate self-closing devices? (From sample inspection)	Not Known		
	Comments	Noted to all sample inspected flats.		

		Response	Quantity	Priority
L7	Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)	Not Known		
	Comments	Noted to all sample inspected flats.		
L8	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	Not Known		
	Comments			
L9	Are all other flat entrance door issues satisfactory? [1]	No		
	Comments	No visible flat entrance door inspection reports present on C365.		
	Recommendation	Upload.		B
L10	Are all other flat entrance door issues satisfactory? [2]	Not Known		
	Comments			

M - Common Area Fire Doors

		Response	Quantity	Priority
M1	Are all common area fire doors and/or frames appropriately fire rated?	Yes		
	Comments	Multiple FD60S communal doors present to common escape routes.		

		Response	Quantity	Priority
M2	Are all common area fire rated fire doors in good condition - and not in need of repair?	No		
	Comments	<p>Only a sample inspection was undertaken to communal doors and multiple issues identified including.</p> <p>10th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>8th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>7th floor - front left-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>7th floor - rear left-hand communal cross corridor door has excessive door gaps between door leaf and frame to the left-hand vertical edge.</p> <p>6th floor - front left-hand communal door has cracked glazing pane.</p> <p>6th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>5th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge and top horizontal edge.</p> <p>4th floor - Rear right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the right-hand vertical edge.</p> <p>4th floor - Rear right-hand communal cross corridor door has visible crack within glazed vision panel.</p> <p>4th floor - rear left-hand communal cross corridor door has excessive door gaps between door leaf and frame to the left-hand vertical edge.</p> <p>4th floor - front right-hand communal cross corridor door has excessive door gaps between door leaf and frame to the left hand vertical edge.</p> <p>3rd floor - rear left-hand communal cross corridor door has excessive door gaps between door leaf and frame to the left-hand vertical edge.</p>		
	Recommendation	Overhaul / repair.		B
M3	Is all glazing to common area fire doors appropriately fire rated?	Yes		

			Response	Quantity	Priority
		Comments	Markings noted to glazing.		
M4	Are fan lights/side panels to common area fire doors appropriately fire rated?	Not Applicable			
		Comments			
M5	Are self-closing devices on common area fire doors adequate? (Where appropriate)	Yes			
		Comments	Concealed head closers noted.		
M6	Are intumescent strips and smoke seals provided to common area fire doors?	Yes			
		Comments			
M7	Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes			
		Comments			
M8	Are all other fire door issues satisfactory?	Yes			
		Comments			

N - Emergency Lighting

			Response	Quantity	Priority
N1	Is emergency lighting provided to the common areas of the block? (If yes then describe provision)	Yes			
		Comments	Illuminated running man signage, along with wall and ceiling mounted circular luminaires.		
N2	If emergency lighting is provided, is it in good working order?	Yes			
		Comments			
N3	If emergency lighting is provided, is coverage sufficient? (Internal and external)	Yes			
		Comments			
N4	If EL not provided, is borrowed/artificial lighting sufficient for escape? (Internal and external)	Not Applicable			
		Comments			

O - Fire Safety Signs and Notices

		Response	Quantity	Priority
O1	Is there adequate provision of fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, fire equipment and 'do not use lift' signage)	Yes		
	Comments	Fire action notice and Intratone emergency evacuation board present adjacent to passenger lifts.		
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	No		
	Comments	Fire door 'keep shut' signage noted to ground floor electrical cupboard which should state 'fire door keep locked'.		
	Recommendation	Update signage.		B
O3	If required, is directional/exit signage adequate?	Yes		
	Comments			
O4	Are other fire safety signs adequate and clearly visible?	Yes		
	Comments			
O5	Are other fire safety signs issues satisfactory?	Yes		
	Comments			

P - Means of Giving Warning in Case of Fire

		Response	Quantity	Priority
P1	Has the building got a manually operated electrical fire alarm system?	Yes		
	Comments	Grade A fire alarm panel present to caretaker area.		
P2	If common area AFD and/or alarm system is installed, is it in good working order?	Yes		
	Comments			
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?	Yes		
	Comments			
P4	If not installed, are the premises deemed safe without a common area AFD system?	Not Applicable		
	Comments	Part of an interlinked system to flats. It is our understanding that Grade D LD2 coverage is present to flats.		

		Response	Quantity	Priority
P5	If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	No		
	Comments	Multiple issues identified to flat early warning interlinked detection systems. - flat 60 - no heat detector present to kitchen. - flat 52 - no heat detector present to kitchen. - flat 32 - beeping smoke detector to living room which would suggest batteries within fitting are running low and require replacement.		
	Recommendation	Upgrade fire alarms to flats.	1	B
P6	Is a social alarm system required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats? (Sheltered accommodation)	Not Applicable		
	Comments			
P7	Is the building provided with a remotely monitored social alarm system? (Sheltered accommodation)	Yes		
	Comments	Emergency evacuation alarm system noted. The main control panel is present to the ground floor caretaker area. Linked intercom devices are present to flats.		
P8	Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via a social alarm system? (Sheltered accommodation)	Not Applicable		
	Comments	Part of an interlinked system.		
P9	Are all other AFD and alarm system issues satisfactory?	Yes		
	Comments			
P10	Are all other fire detection and alarm system issues satisfactory? [1]	Yes		
	Comments			
P11	Are all other fire detection and alarm system issues satisfactory? [2]	Yes		
	Comments			

Q - Limiting Fire Spread

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		Response	Quantity	Priority
Q1	Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises)	Yes		
	Comments	We understand that a minimum 60 minute fire resistance is provided subject to addressing actions within this report.		
Q2	Are hidden voids appropriately enclosed and/or fire-stopped? (consider above suspended ceilings)	Not Applicable		
	Comments			
Q3	Are risers (shafts, ducts and cupboards) in the common area appropriately enclosed and/or fire-stopped?	Yes		
	Comments	Notable fire stopping apparent to riser cupboards during sample inspection.		
Q4	Are pipes and other services provided with adequate fire-stopping measures as required where they pass through fire resisting construction? (Consider fire collars etc)	Yes		
	Comments			
Q5	If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider dampers etc)	Yes		
	Comments			
Q6	Is compartmentation maintained in the roof space?	Not Applicable		
	Comments	No roof space.		
Q7	Are electrics enclosed in fire rated construction? (Where necessary)	No		
	Comments	Unable to ascertain whether adequate fire stopping is provided behind areas of boxing in and where services penetrate into flats.		
	Recommendation	Investigate and upgrade fire stopping if necessary.		R
Q8	Is compartmentation maintained at electrical meter cupboards in flat walls?	Not Applicable		
	Comments			
Q9	If required, are dampers provided? (Base of refuse chute, ductwork etc.)	Yes		
	Comments	Notable fire rated bin chutes present to building.		
Q10	Are wall and ceiling linings appropriate to limit fire spread?	No		
	Comments	Unknown surface spread of flame rating.		
	Recommendation	Confirm paint specification or alternatively undertake flake sample testing to determine paint build up and suitability prior to next cyclical decoration.		R

Fire Risk Assessment

		Response	Quantity	Priority
Q11	Are soft furnishings in common areas appropriate to limit fire spread/growth?	Not Applicable		
	Comments			
Q12	If provided are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable		
	Comments			
Q13	Are the external walls of the building satisfactory with regard to fire spread? (For buildings over 18m consider flammability of cladding/external insulation system if provided)	No		
	Comments	1962 - 1971 concrete frame building, concrete floor, brickwork / blockwork walls and concrete core. External wall consists of insulated pebble / rough cast render. LIVV have made Ridge aware that during a historic window replacement programme, some windows were installed which were smaller than the original apertures. Ridge were informed that the gaps around the window openings have been infilled with timber stud and plasterboard with a plaster skim finish. This detail could be construed as combustible materials being present within the current external wall system.		
	Recommendation	Undertake a FRAEW survey of the full building and core sampling to ascertain full extent of combustible materials within current external facade.		B
Q14	Are all other fire spread/compartmentation issues satisfactory? (For buildings over 18m consider flammability of cladding/external insulation system if provided)	Not Applicable		
	Comments	Refer to above action.		
Q15	Does the property require a Fire Risk Appraisal of External Walls (FRAEW)	Yes		
	Comments	Refer to above action.		
Q15	Are all other fire spread/compartmentation issues satisfactory? [1]	No		
	Comments	Front wall serving caretaker entrance area does not extend up to the underside of floor slab / soffit beneath resulting in unsealed cabling running above.		
	Recommendation	Appoint a competent fire works contractor and upgrade fire stopping.		B
Q16	Are all other fire spread/compartmentation issues satisfactory? [2]	No		
	Comments	Missing lock surrounds and holes to 2 no. doors serving front and rear doors leading into kitchenette area.		
	Recommendation	Repair.		B
Q17	Are all other fire spread/compartmentation issues satisfactory? [3]	No		

		Response	Quantity	Priority
	Comments	Multiple apparent external and internal penetrations to electrical cupboard appeared to be unsealed.		
	Recommendation	Appoint a competent fire works contractor and upgrade fire stopping.		B

R - Fire Extinguishing Appliances

			Response	Quantity	Priority
R1	If required, is there reasonable provision of portable fire extinguishers?	Yes			
	Comments		Present to caretaker areas and plant rooms.		
R2	Is the provision of portable fire extinguishers considered appropriate given the building occupancy?	Yes			
	Comments				
R3	Is the provision of portable fire extinguishers considered adequate for the building?	Yes			
	Comments				
R4	Are all fire extinguishing appliances readily accessible?	Yes			
	Comments				
R5	Are portable fire extinguishers required in the common areas?	Not Applicable			
	Comments				

S - Other Fire Safety Systems and Equipment

			Response	Quantity	Priority
S1	Is the building provided with drop key override switch facilities for Fire and Rescue Service access?	Yes			
	Comments		Fire service drop key and associated gerda box noted externally for the attention of fire service.		
S2	Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes			
	Comments		Dry risers noted.		
S3	Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	Not Applicable			
	Comments		Passenger lifts only.		
S4	Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	Not Applicable			
	Comments				
S5	Is a sprinkler system provided within the building? (provide details of type and extent)	Yes			
	Comments		Fire sprinkler system monthly test complaint until 16.06.24. 6 month service compliant until 19.08.24. Sprinkler / mist systems noted to communal circulation areas, caretaker areas and flats.		
S6	Are hose reels provided within the building?	Not Applicable			
	Comments				
S7	Is any other relevant system/equipment installed? [1] (state type of system and comment as necessary)	Yes			
	Comments		Evacuation alert system monthly test compliant until 16.06.24. 6 monthly test compliant until 18.09.24. 12 month full load test compliant until 18.03.25.		
S8	Is any other relevant system/equipment installed? [2] (state type of system and comment as necessary)	Not Applicable			
	Comments				
S9	Is any other relevant system/equipment installed? [3] (state type of system and comment as necessary)	Not Applicable			
	Comments				

T - Fire Safety Management

Fire Risk Assessment

		Response	Quantity	Priority
T1	Please CONFIRM the Property Designation	General needs		
	Comments			
T2	Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures?	Yes		
	Comments	LIVV housing group		
T3	Is there a suitable record of the fire safety arrangements?	Yes		
	Comments			
T4	Are there appropriate procedures in place in the event of fire and are these documented?	Not Applicable		
	Comments			
T5	Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?	Yes		
	Comments	Fire alarm/building remotely monitored 24/7. During working hours the on-site caretakers will also manage the fire alarm and liaise with the remote monitoring when necessary.		
T6	Are there suitable fire assembly points away from any risk?	Not Applicable		
	Comments			
T7	Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?	Not Applicable		
	Comments			
T8	Are staff nominated to use fire extinguishing appliances in the event of a fire?	Yes		
	Comments			
T9	Are staff nominated and trained to assist in evacuation?	Yes		
	Comments			
T10	Is there appropriate liaison with the local Fire and Rescue Service?	Yes		
	Comments			
T11	Are routine in-house checks carried out? (control and indicating equipment normal, extinguishers in place and visible, lighting working, fire doors (frames/seals/closing), fastenings, final exits and escape routes clear)	Yes		
	Comments	Routine inspections carried out by the caretaker.		

		Response	Quantity	Priority
T12	Are all other fire safety management issues satisfactory?	Yes		
	Comments			

U - Training and Drills

		Response	Quantity	Priority
U1	Do staff receive adequate induction and annual refresher fire safety training? To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service.	Yes		
	Comments			
U2	Are employees nominated to assist in the event of fire given additional training?	Yes		
	Comments			
U3	Are staff nominated and trained on the use of fire extinguishing appliances?	Yes		
	Comments			
U4	Are fire drills carried out at appropriate intervals?	Not Applicable		
	Comments			

V - Testing and Maintenance

		Response	Quantity	Priority
V1	Is the fire alarm system tested weekly and periodically serviced?	Yes		
	Comments	6 month service compliant until 18.06.24. Weekly test compliant until 05.06.24.		
V2	Is the emergency lighting system tested monthly and annually?	Yes		
	Comments	Monthly testing compliant until 16.06.24. Annual service complaint until 30.05.25.		
V3	Are fire extinguishers serviced annually?	Yes		
	Comments	Annual service compliant until 26.02.25. Monthly inspection compliant until 16.06.24.		

Fire Risk Assessment

		Response	Quantity	Priority
V4	Are rising mains inspected six-monthly and tested annually?	Yes		
	Comments	Dry riser pressure test annual service compliant until 02.01.25.		
V5	Is the lightning protection system annually inspected and tested?	Yes		
	Comments	Compliant until 11.12.24.		
V6	Are fire blankets tested and serviced in accordance with relevant guidance?	Not Applicable		
	Comments			
V7	Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes		
	Comments	AOV monthly testing compliant until 16.06.24. 6 monthly service compliant until 16.10.24.		
V8	Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes		
	Comments	Compliant until 17.01.25.		
V9	Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?	Not Applicable		
	Comments			
V10	Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Not Applicable		
	Comments			
V11	Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance?	Yes		
	Comments	As above.		
V12	Are hose reels provided within the building inspected, tested and serviced in accordance with relevant guidance?	Not Applicable		
	Comments			
V13	Are the disabled evacuation aids regularly inspected, tested and serviced?	Not Applicable		
	Comments			
V14	Are all other systems serviced? (Consider fire-fighting lifts, sprinkler systems)	Not Applicable		
	Comments			

		Response	Quantity	Priority
V15	Is the fire safety system or equipment detailed in S8 inspected, tested and serviced in accordance with relevant guidance? [1]	Yes		
	Comments			
V16	Is the fire safety system or equipment detailed in S9 inspected, tested and serviced in accordance with relevant guidance? [2]	Yes		
	Comments			

W - Records

		Response	Quantity	Priority
W1	Is there a log book on the premises?	Yes		
	Comments	Present on C365.		
W2	Are fire drills recorded?	Not Applicable		
	Comments			
W3	Is fire training recorded?	Yes		
	Comments			
W4	Are routine in-house fire safety checks recorded?	Yes		
	Comments			
W5	Are fire alarm tests recorded?	Yes		
	Comments			
W6	Are emergency lighting tests recorded?	Yes		
	Comments			
W7	Are records kept of the fire extinguisher inspections, tests and servicing?	Yes		
	Comments			
W8	Are fire mains inspections, tests and services recorded?	Not Applicable		
	Comments			
W9	Are records kept of the lightning protection system inspections, tests and servicing?	Yes		
	Comments			

Fire Risk Assessment

		Response	Quantity	Priority
W10	Are fire blanket inspections and servicing recorded?	Not Applicable		
	Comments			
W11	Are the smoke control system inspections, test and servicing recorded?	Yes		
	Comments			
W12	Are the access control systems inspections, test and servicing recorded?	Yes		
	Comments			
W13	Are drop key override switch facilities inspections, tests, and services recorded?	Not Applicable		
	Comments			
W14	Are lifts inspections, tests and services recorded?	Yes		
	Comments			
W15	Are the sprinkler systems inspections, tests and services recorded?	Yes		
	Comments			
W16	Are hose reels inspections, tests and services recorded?	Not Applicable		
	Comments			
W17	Are the disabled evacuation aids inspections, tests and services recorded?	Not Applicable		
	Comments			
W18	Is testing/maintenance of any other fire protection systems recorded?	Not Applicable		
	Comments			
W19	Are records kept of the inspections, tests or services for other relevant system/equipment noted [1]?	Not Applicable		
	Comments			
W20	Are records kept of the inspections, tests or services for other relevant system/equipment noted [2]?	Not Applicable		
	Comments			

X - Electrical Services

		Response	Quantity	Priority
	Are any wiring systems visible within the common escape route(s) supported in accordance with BS 7671:2011 (as amended) such that they will not be liable to premature collapse in the event of fire? (Consider the use of non-metallic cable clips, cable ties)	Not Applicable		
	Comments			

Y - Gas Services

		Response	Quantity	Priority
Y1	Are there any fixed gas installations present within the common parts of the building? (Consider gas pipework and meters)	Not Applicable		
	Comments			
Y2	Are the fixed gas installations within the common areas adequately enclosed in fire resisting construction where required?	Not Applicable		
	Comments			
Y3	Is the location and routing of the fixed gas installations within the common areas considered adequate? (Consider proximity to electrical services)	Not Applicable		
	Comments			

Z - Other Issues

			Response	Quantity	Priority
Z1	Are all issues deemed satisfactory? [1]	No			
	Comments		Holes and unsealed pipe penetrations to high level board fitted above electrical cupboard entrance door and adjacent cross corridor door which leads into caretaker kitchenette area.		
	Recommendation		Appoint a competent fire works contractor and upgrade fire stopping.		B
Z2	Are all issues deemed satisfactory? [2]	Yes			
	Comments				
Z3	Are all issues deemed satisfactory? [3]	Yes			
	Comments				

Assessment Risk Ratings

Likelihood of fire	Medium
Potential consequences of Fire	Moderate Harm
Premises Risk Rating	Medium
On satisfactory completion of all remedial works the risk rating of this building may be reduced to	Tolerable

Fire Risk Assessment

RISK RATING

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Likelihood of fire	Potential consequences of fire		
	Slight harm	Moderate Harm	Extreme Harm
Low	Trivial	Tolerable	Moderate
Medium	Tolerable	Moderate	Substantial
High	Moderate	Substantial	Intolerable

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and time table
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

Note that, although the purpose of this section is to place the risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

FIRE RISK ASSESSMENT - INDIVIDUAL RECOMMENDATION PRIORITIES AND TIMESCALES

Individual Recommendation Priorities:		Recommended Timescales:
U (Urgent)	U	1 Day
A (High)	A	3 Months
B (Medium)	B	12 Months
C (Low)	C	12 Months
R (Recommendation)	R	Unlimited
Man 1 (Urgent Management Action)	Man1	1 Month
Man 2 (Management Action)	Man2	3 Months

Note: The above timescales may be altered when the action plan for this premises is collated with other properties in the stock. Please refer to the collated action plan

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these Premises is:

Medium

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Moderate Harm

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant.

Moderate harmful: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants likely to involve multiple fatalities.

Accordingly, it is considered that the risk to life from fire at these premises is:

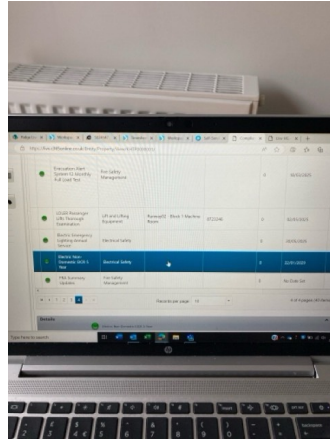
Moderate

Photographs

Fire Risk Asssessment



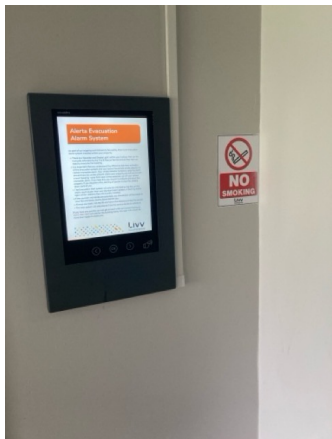
A1 - Photo 1



A2 - Photo 1



B4 - Photo 1



B4 - Photo 2



C2 - Photo 1



C2 - Photo 2

Fire Risk Asssessment



C2 - Photo 3



F1 - Photo 1



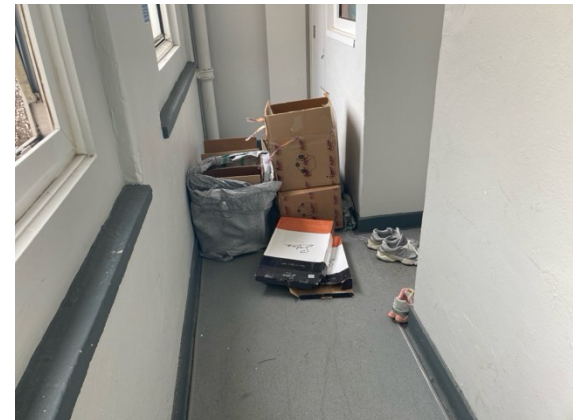
F1 - Photo 2



G1 - Photo 1



G1 - Photo 2



G1 - Photo 3

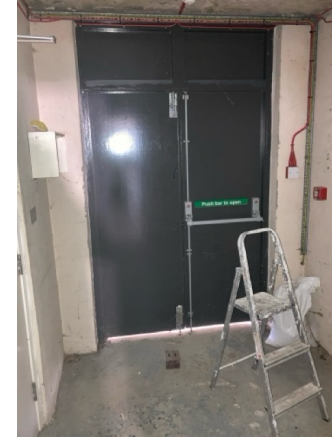
Fire Risk Asssessment



G5 - Photo 1



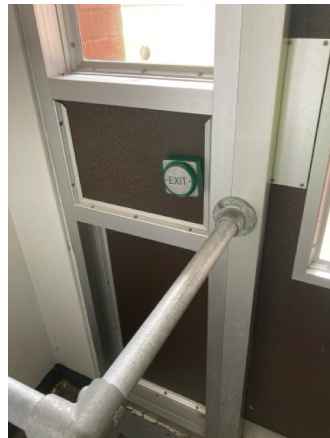
K3 - Photo 1



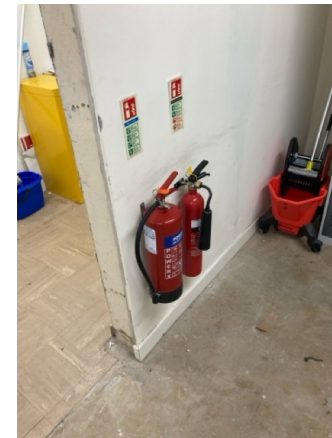
K3 - Photo 2



K3 - Photo 3



K5 - Photo 1



E4 - Photo 1

Fire Risk Asssessment



E4 - Photo 2



K6 - Photo 1



K7 - Photo 1



K14 - Photo 1



K14 - Photo 2



K14 - Photo 3



L1 - Photo 1



L1 - Photo 2



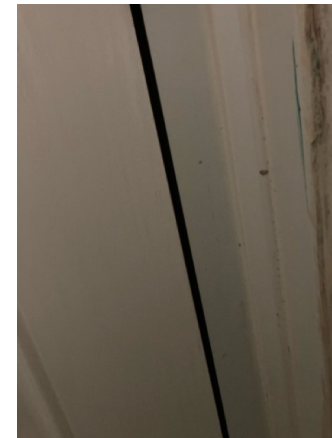
L1 - Photo 3



L2 - Photo 1



L2 - Photo 2



L2 - Photo 3



L4 - Photo 1



L6 - Photo 1



L6 - Photo 2



L7 - Photo 1



L7 - Photo 2



M1 - Photo 1



M1 - Photo 2



M2 - Photo 1



M2 - Photo 2



M2 - Photo 3



M3 - Photo 1



M5 - Photo 1

Fire Risk Asssessment



M6 - Photo 1



N1 - Photo 1



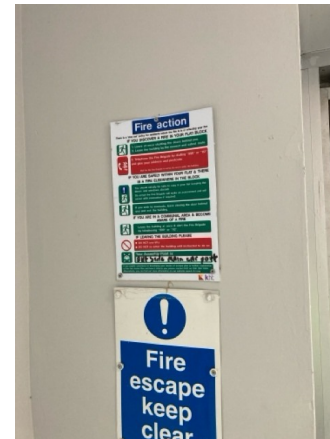
N1 - Photo 2



N1 - Photo 3



O1 - Photo 1



O1 - Photo 2



O2 - Photo 1



O3 - Photo 1



O3 - Photo 2



P1 - Photo 1



P1 - Photo 2



P5 - Photo 1

Fire Risk Asssessment



P5 - Photo 2



P5 - Photo 3



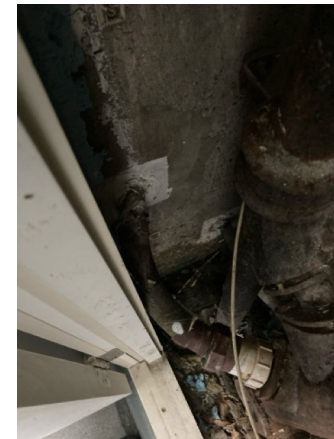
P7 - Photo 1



P7 - Photo 2



P7 - Photo 3



Q3 - Photo 1



Q3 - Photo 2



Q3 - Photo 3



Q7 - Photo 1



Q7 - Photo 2



Q13 - Photo 1



S1 - Photo 1

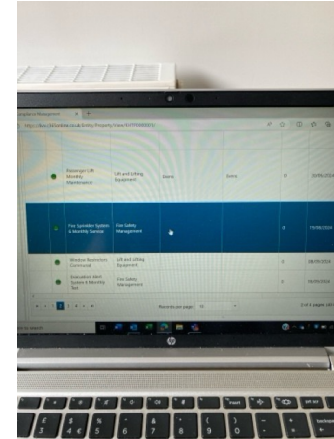
Fire Risk Asssessment



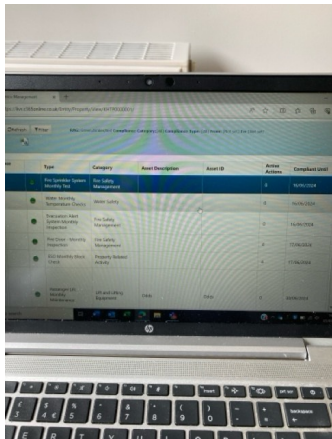
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S2 - Photo 1



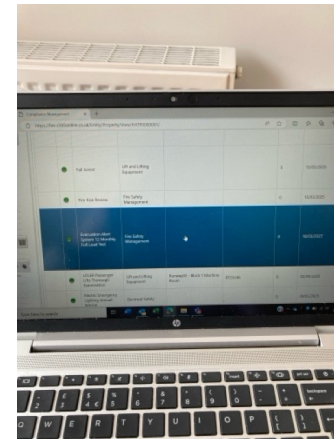
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S5 - Photo 2

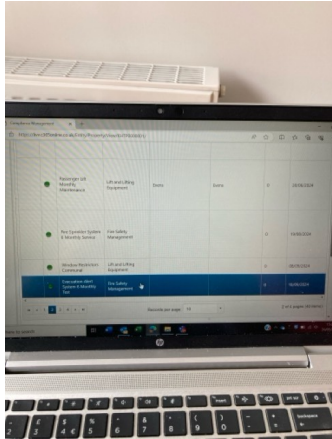


S5 - Photo 3

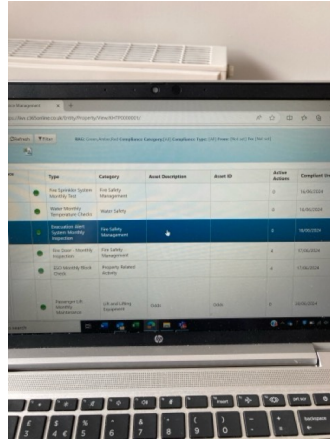


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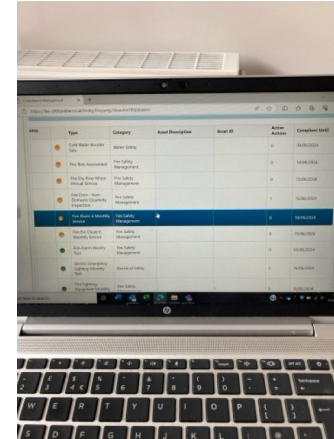
Fire Risk Asssessment



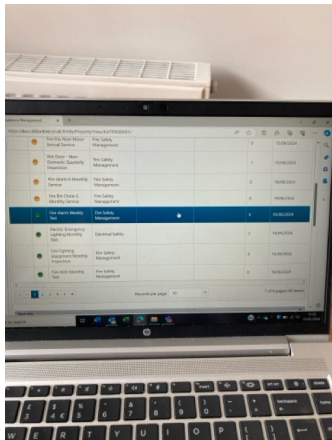
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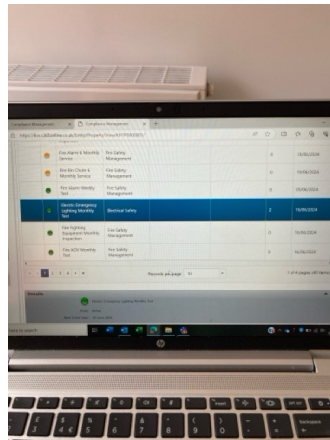
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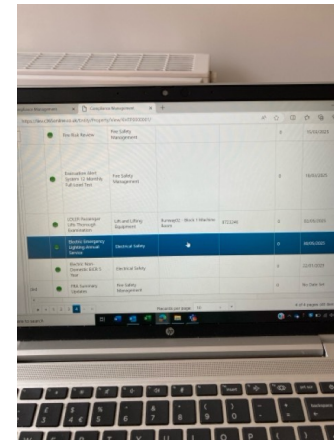
V1 - Photo 1



V1 - Photo 2

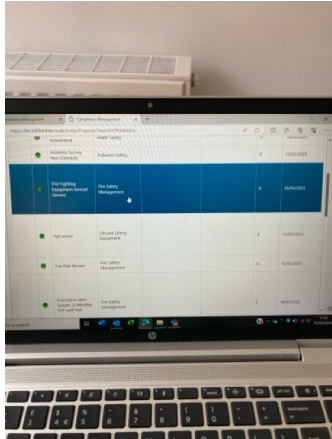


V2 - Photo 1

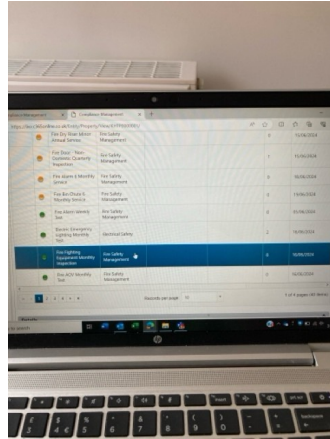


V2 - Photo 2

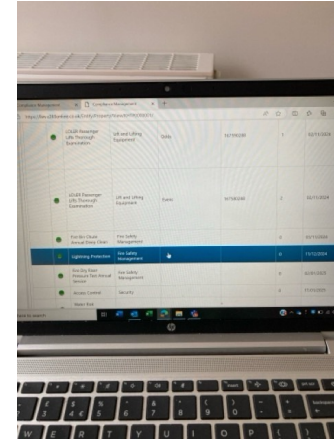
Fire Risk Asssessment



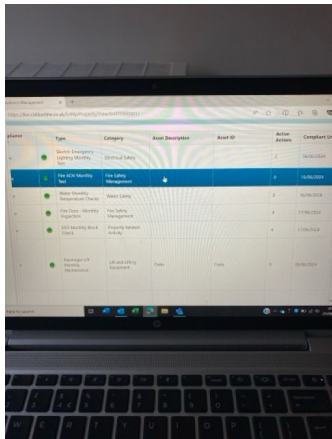
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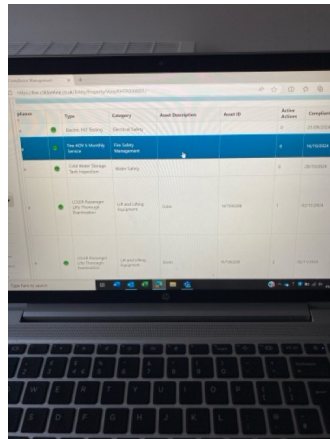
V3 - Photo 2



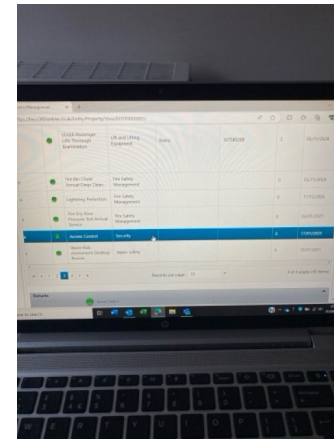
V5 - Photo 1



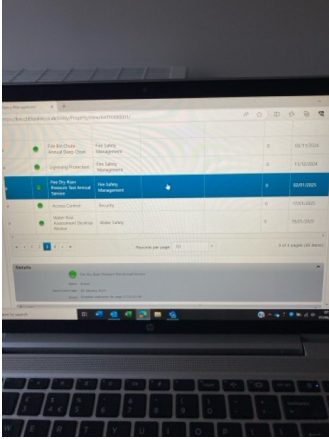
V7 - Photo 1



V7 - Photo 2



V8 - Photo 1



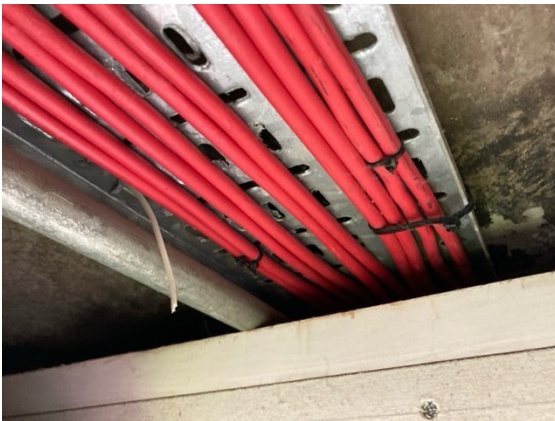
V4 - Photo 1



Q15 - Photo 1



Q15 - Photo 2



Q15 - Photo 3



Q16 - Photo 1



Q16 - Photo 2



Q16 - Photo 3



Q17 - Photo 1



Q17 - Photo 2



Z1 - Photo 1



Z1 - Photo 2



Z1 - Photo 3



Scheme Registration Certificate

This is to certify that

Ridge and Partners LLP

The Cowyards, Blenheim Park, Woodsotck, OX20 1QR

has satisfactorily complied with the requirements of scheme

BAFE SP205

For Life Safety Fire Risk Assessment

Ridge and Partners LLP is authorised to use the BAFE SP205 mark and can provide on-site services as per scheme requirements.

A handwritten signature in black ink, appearing to read 'Kevin Hudson'.

Kevin Hudson

BAFE Accredited Fire Risk Assessment Approver

BAFE SP205 Scheme Registration No: 101710

To check the validity of this certificate please contact the BAFE office (0844 335 0897 / info@bafes.org.uk)

Date of Issue: 10/06/2024

NSI Third Party Certification No: NSI00497

This certification remains the property of BAFE
BASFE, The Fire Service College, London Road, Moreton-in-Marsh, Gloucestershire, GL56 0RH

FIRE RISK ASSESSMENT (FRA) - SUMMARY SHEET

Publish Date: 27/08/2024



Property Reference: 001033

Address: 1X Knowsley Heights
Huyton
Merseyside
High Rise
L36 3SS

Date of FRA: 30/05/2024

Target Completion Date for all
recommendations: 30/05/2027

Responsible Person:	Livv Housing Group
Property Designation:	General Needs
Management Extent:	Partially Managed Building - Manager or Senior Staff not onsite regularly
No of Floors:	11
No of Flats (if applicable):	64
Ground floor Area (m2):	25m x 32m per floor
Total Area of all Floors (m2):	

FRA Completed by:	Ridge on behalf of Livv Housing Group
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PRIORITY KEY

U (Urgent)	A (High)	B (Medium)	C (Low)	R (Recommendation)	Man 1 (Urgent Management Action)	Man 2 (Management Action)
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REMEDIAL ACTIONS IDENTIFIED BY FRA

Priority	No. of Actions	Due by Date	Total no. of Actions Completed	Total no. of Actions Outstanding
U	0		0	0
A	0		0	0
B	11	30/05/2025	10	1
C	0		0	0
R	2	30/05/2027	2	0
Man 1	0		0	0
Man 2	0		0	0
Total	13		12	1

Recommended evacuation strategy:	Stay-put
Assessment Risk Rating:	Medium
On satisfactory completion of all remedial works the risk rating of this building may be reduced to:	Tolerable