

# Fire Risk Assessment

**Property Assessed :**

1X Quarry Green

1X Quarry Green, Kirkby

Merseyside

High Rise

L33 8XY

**Property Reference :**

004150

**Date of Inspection :**

20/03/2025

**Reassessment Date :**

20/03/2026

**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                  | 16  |
| No of Flats (if applicable)   | 60  |
| Ground floor Area (m2)        | 731   |
| Total Area of all Floors (m2) | 11696   |

|                   |              |
|-------------------|--------------|
| FRA Completed By  | Lee Coyne    |
| QA Carried Out By | Kevin Hudson |


|  |                                  |      |   |
|--|----------------------------------|------|---|
|  | U (Urgent)                       | U    | 0 |
|  | A (High)                         | A    | 0 |
|  | B (Medium)                       | B    | 3 |
|  | C (Low)                          | C    | 0 |
|  | R (Recommendation)               | R    | 1 |
|  | Man 1 (Urgent Management Action) | Man1 | 0 |
|  | Man 2 (Management Action)        | Man2 | 0 |
|  | Total:                           | 4    |   |

|  |          |
|--|----------|
| 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: | Moderate |



### 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 |
|---|-------------------------------|----------|---|---|----------|--------------------|
| J1  | J - Other Significant Hazards | B        | Bag present to riser cupboard at first floor level.   | Remove.   | 1        | 20/03/2026         |
|  |                               |          |   |   |          |                    |
| L2  | L - Flat Entrance Doors       | B        | <p>Multiple issues identified including.</p> <p>Flat 56 - excessive door gaps between door leaf and frame which exceed recommended tolerances.</p> <p>Flat 56 - damaged smoke seals.</p> <p>Flat 52 - excessive door gaps between door leaf and frame which exceed recommended tolerances.</p> <p>Flat 52 - damaged smoke seals.</p> <p>Flat 52 - door doesn't fully self-close and becomes caught on latch.</p> <p>Flat 47 - damaged smoke seals.</p> <p>Flat 47 - excessive door gaps between door leaf and frame which exceed recommended tolerances.</p> <p>Flat 47 - loose wiring present above flat entrance door which requires tying back.</p> <p>Flat 45 - large vertical crack noted to door.</p> <p>Flat 45 - damaged smoke seals.</p> <p>Flat 42 - damaged smoke seals.</p> <p>Flat 42 - door slams shut.</p> | <p>Overhaul / repair all doors as per the above with the exception to flat 45 entrance door.</p> <p>Flat 45 entrance door will require replacing with new FD30S unit complete with head self-door closer.</p> | 1        | 20/03/2026         |

# Fire Risk Assessment

|   |                            |   |  |   |   |            |
|---|----------------------------|---|--|---|---|------------|
| <div>    </div> |                            |   |  |   |   |            |
| M1  | M - Common Area Fire Doors | B | Cracked glazing to front ground floor communal door. | Repair.   | 1 | 20/03/2026 |
| <div>   </div>   |                            |   |  |   |   |            |
| 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 decorations. | 1 | Unlimited  |

# 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  | 004150          |
| Name  | 1X Quarry Green |
| Address 1   | 1X Quarry Green |
| Address 2   | Kirkby          |
| Address 3   | Merseyside      |
| Address 4   | High Rise       |
| Postcode  | L33 8XY         |
| Fire Risk Assessor  | Lee Coyne       |
| Date of inspection  | 20/03/2025      |
| Checked by:   | Kevin Hudson    |
| Recommended reassessment date (subject to appropriate interim management) | 20/03/2026      |

## The Premises

|   |  |
|---|--|
| Property Designation                                    | General Needs  |
| Property Type   | High Rise (6 storeys +)  |
| Number of Floors  | 16   |
| No of Flats (if applicable)                             | 60   |
| Approx Ground Floor Area (M2)                           | 731  |
| Total Area Of All Floors Area (M2)                      | 11696  |
| Building Description                                    | 16 storey tower block comprising of 60 flats. Building is of concrete frame construction with a single stairwell. There are 2 no. passenger lifts.         |
| Building Constructions                                  | 1960's construction consisting of perimeter brickwork walls, concrete frame and concrete floors. Exposed perimeter ring beam is noted to each floor level. |
| Extent Of Common Areas                                  | Circulation spaces.  |
| Areas of the building to which access was not available | Multiple flats and multiple risers   |
| If applicable, state which flats were sample inspected  | 56, 52, 47, 45, 42 & 43  |

## The Occupants

|  |   |
|--|---|
| Management Extent                                | Partially Managed Building - Manager or Senior Staff not onsite regularly |
| Details of any onsite management                 | On site caretaker staff during working hours                              |
| Person managing fire safety in premises          | LIVV housing group  |
| Person consulted during the fire risk assessment | None  |
| Number of occupants                              | <125  |
| Number of employees                              | 1   |
| Number of members of the public                  | <65   |
| Identify any people who are especially at risk   | Sleeping occupants, Occupants in remote areas and lone workers            |

## 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 25.03.25. NSI certificate number 449135. The life safety elements of this fire risk assessment comply with BAFE SP205 scheme which insures that we and our risk assessment staff have met the required technical and quality management standards. Ridge & Partners LLP (BAFE NSI00497) certify requirements in the BAFE SP205 scheme and respect of life safety fire risk assessment and have been complied with. Any questions can be addressed to the assessor or the quality manager. Assessors draw on a variety of methodologies (including PAS 79) guidance and statutory legislation. In this assessment the assessor has paid specific attention to: Regulatory Reform Fire Safety Order 2005 and Fire safety in purpose built blocks of flats. |

## 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                    | 2022-04-25   |          |          |
|    | Comments   | Periodic inspections of the fixed electrical system are undertaken with records held system. |          |          |
| 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 |
|-----------|--|------------------------------|----------|----------|
| <b>B1</b> | Are there suitable arrangements for those who wish to smoke? (state what the arrangements are) | Yes                          |          |          |
|           | Comments   |                              |          |          |
| <b>B2</b> | Is there a policy in place to prevent or restrict smoking within the building?                 | Yes                          |          |          |
|           | Comments   | Permitted to resident flats. |          |          |
| <b>B3</b> | Does the policy in relation to smoking appear to be observed?                                  | Yes                          |          |          |
|           | Comments   |                              |          |          |
| <b>B4</b> | Is there adequate provision of 'No Smoking' signage within the common area?                    | Yes                          |          |          |
|           | Comments   |                              |          |          |

## C - Arson

|           |   | Response                         | Quantity | Priority |
|-----------|---|----------------------------------|----------|----------|
| <b>C1</b> | Are premises secure against arson by outsiders? (Please state how)  | Yes                              |          |          |
|           | Comments  | Perimeter of property is secure. |          |          |
| <b>C2</b> | Are bins secured / stored in a suitable location? (Please state bin type, location, if and how it is secured) | Yes                              |          |          |
|           | Comments  | External bin store noted.        |          |          |
| <b>C3</b> | Are bins secured within the designated storage location? (Please state how bins are secured)                  | Yes                              |          |          |
|           | Comments  |                                  |          |          |
| <b>C4</b> | Is fire load close to the premises minimised?   | Yes                              |          |          |
|           | Comments  |                                  |          |          |



## D - Space Heating

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

## E - Cooking

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

## F - Lightning

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

## G - House-Keeping

|           |  | Response                                     | Quantity | Priority |
|-----------|--|--|----------|----------|
| <b>G1</b> | Is the property regularly cleaned to prevent the build up of combustibles? | Yes  |          |          |
|           | Comments   |  |          |          |
| <b>G2</b> | Combustible materials not kept near sources of ignition?                   | Yes  |          |          |
|           | Comments   |  |          |          |
| <b>G3</b> | Escape routes kept clear of items combustible materials or waste?          | Yes  |          |          |
|           | Comments   |  |          |          |
| <b>G4</b> | Escape routes kept clear of any trip hazards?                              | Yes  |          |          |
|           | Comments   |  |          |          |
| <b>G5</b> | Any hazardous materials are stored correctly?                              | Yes  |          |          |
|           | Comments   | Designated cupboard noted to caretaker area. |          |          |
| <b>G6</b> | 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] | No  |  |          |          |
|    | Comments                                |     | Bag present to riser cupboard at first floor level.  |          |          |
|    | Recommendation                          |     | Remove.  |          | B        |
| J2 | Are all issues deemed satisfactory? [2] | Yes |  |          |          |
|    | Comments                                |     | Emergency evacuation alarm present to building. The main panel is present to the ground floor entrance lobby for the attention of the fire service. There are also interlinked speaker devices present to flats where fire service can speak to all residents and evacuate the full building if necessary. |          |          |
| 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?<br>(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 principal final exits to ground floor. |          |          |
| 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 buttons to final exits.               |          |          |
| K6 | Are doors or gates on escape routes provided with electrically operated access control systems?<br>(Describe provision) | Yes |  |          |          |
|    | Comments  |     |  |          |          |

|            |  | Response  | Quantity | Priority |
|------------|--|---|----------|----------|
| <b>K7</b>  | 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   | Maglocks systems are understood to have a fail safe device, however there is also a green break glass manual override to the internal face of exits.                        |          |          |
| <b>K8</b>  | Do final exits open in the direction of escape where necessary?  | Yes   |          |          |
|            | Comments   |   |          |          |
| <b>K9</b>  | Are travels distances satisfactory? (consider single direction and more than one direction)  | Yes   |          |          |
|            | Comments   |   |          |          |
| <b>K10</b> | Are there suitable precautions for all inner rooms?  | Not Applicable  |          |          |
|            | Comments   |   |          |          |
| <b>K11</b> | Are escape routes separated where appropriate?   | Yes   |          |          |
|            | Comments   |   |          |          |
| <b>K12</b> | Are corridors sub-divided where appropriate?   | Yes   |          |          |
|            | Comments   |   |          |          |
| <b>K13</b> | Do escape routes lead to a place of safety?  | Yes   |          |          |
|            | Comments   |   |          |          |
| <b>K14</b> | Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)   | Yes   |          |          |
|            | Comments   | A combination of AOV's and manually operable windows to stairwells, along with open ventilation to historic rear bin store areas which are now locked and remain redundant. |          |          |
| <b>K15</b> | Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)   | Yes   |          |          |
|            | Comments   | As above.   |          |          |
| <b>K16</b> | Are there suitable arrangements in the building for means of escape for disabled persons?  | Not Applicable  |          |          |
|            | Comments   |   |          |          |
| <b>K17</b> | Are all other means of escape issues satisfactory? [1]   | Yes   |          |          |
|            | Comments   |   |          |          |

|     |   | Response | Quantity | Priority |
|-----|---|----------|----------|----------|
| K18 | Are all other means of escape issues satisfactory?<br>[2]                   | Yes      |          |          |
|     | Comments  |          |          |          |
| K19 | What is the current evacuation strategy for the building?                   | Stay-put |          |          |
|     | Comments  |          |          |          |
| 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  | <p>Only a sample inspection was undertaken to flat 56, 52, 47, 45, 42 &amp; 43.</p> <p>However it is our understanding that routine fire door inspections are carried out LIVV housing group across all of there associated fire doors under a separate inspection programme.</p> |          |          |

|    |   | Response  | Quantity | Priority |
|----|---|---|----------|----------|
| L2 | Are fire rated flat entrance doors in good condition - not in need of repair?               | No  |          |          |
|    | Comments  | <p>Multiple issues identified including.</p> <p>Flat 56 - excessive door gaps between door leaf and frame which exceed recommended tolerances.</p> <p>Flat 56 - damaged smoke seals.</p> <p>Flat 52 - excessive door gaps between door leaf and frame which exceed recommended tolerances.</p> <p>Flat 52 - damaged smoke seals.</p> <p>Flat 52 - door doesn't fully self-close and becomes caught on latch.</p> <p>Flat 47 - damaged smoke seals.</p> <p>Flat 47 - excessive door gaps between door leaf and frame which exceed recommended tolerances.</p> <p>Flat 47 - loose wiring present above flat entrance door which requires tying back.</p> <p>Flat 45 - large vertical crack noted to door.</p> <p>Flat 45 - damaged smoke seals.</p> <p>Flat 42 - damaged smoke seals.</p> <p>Flat 42 - door slams shut.</p> |          |          |
|    | Recommendation  | <p>Overhaul / repair all doors as per the above with the exception to flat 45 entrance door.</p> <p>Flat 45 entrance door will require replacing with new FD30S unit complete with head self-door closer.</p>   |          | 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?                          | Yes   |          |          |
|    | Comments  |   |          |          |
| 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) | Yes   |          |          |
|    | Comments  | Noted to all sample inspected flats.  |          |          |

# Fire Risk Assessment

|            |   | Response                             | Quantity | Priority |
|------------|---|--------------------------------------|----------|----------|
| <b>L7</b>  | Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection) | Yes                                  |          |          |
|            | Comments  | Noted to all sample inspected flats. |          |          |
| <b>L8</b>  | Are letterboxes satisfactory? (State only if missing, damaged or uPVC)                                | Not Known                            |          |          |
|            | Comments  |                                      |          |          |
| <b>L9</b>  | Are all other flat entrance door issues satisfactory? [1]   | Not Known                            |          |          |
|            | Comments  |                                      |          |          |
| <b>L10</b> | 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?                   | No   |          |          |
|    | Comments   | Cracked glazing to front ground floor communal door. |          |          |
|    | Recommendation   | Repair.  |          | B        |
| M2 | Are all common area fire rated fire doors in good condition - and not in need of repair? | Yes  |          |          |
|    | Comments   |  |          |          |
| M3 | Is all glazing to common area fire doors appropriately fire rated?                       | Yes  |          |          |
|    | Comments   |  |          |          |
| 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   |  |          |          |
| 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.)       | Not Applicable                                       |          |          |
|    | Comments   |  |          |          |
| M8 | Are all other fire door issues satisfactory?   | Yes  |          |          |
|    | Comments   |  |          |          |

## N - Emergency Lighting

|           |  | Response       | Quantity | Priority |
|-----------|--|----------------|----------|----------|
| <b>N1</b> | Is emergency lighting provided to the common areas of the block? (If yes then describe provision)  | Yes            |          |          |
|           | Comments   |                |          |          |
| <b>N2</b> | If emergency lighting is provided, is it in good working order?                                    | Yes            |          |          |
|           | Comments   |                |          |          |
| <b>N3</b> | If emergency lighting is provided, is coverage sufficient? (Internal and external)                 | Yes            |          |          |
|           | Comments   |                |          |          |
| <b>N4</b> | 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 |
|-----------|--|---|----------|----------|
| <b>O1</b> | 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 and electronic notice boards present to internal communal area. |          |          |
| <b>O2</b> | Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)   | Yes   |          |          |
|           | Comments   |   |          |          |
| <b>O3</b> | If required, is directional/exit signage adequate?   | Yes   |          |          |
|           | Comments   |   |          |          |
| <b>O4</b> | Are other fire safety signs adequate and clearly visible?  | Yes   |          |          |
|           | Comments   |   |          |          |
| <b>O5</b> | 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 noted to entrance lobby area. There are also repeater panels present to caretaker areas within the building. It is also our understanding that there is a fire alarm control panel which is present within block 2 (the main caretaker office area) whereby caretaker staff can manage fire alarm during working hours from their office which is interlinked with all 3 no. blocks on site. |          |          |
| P2 | If common area AFD and/or alarm system is installed, is it in good working order?  | Yes   |          |          |
|    | Comments   | L3 & L5 coverage to common / caretaker areas.   |          |          |
| 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?   | Yes   |          |          |
|    | Comments   |   |          |          |
| P5 | If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?   | Yes   |          |          |
|    | Comments   | During sample inspection of flat 56 & 45 it was noted that a Grade D LD1 fire alarm was in operation.<br><br>All remaining flats are understood to provide a minimum Grade D LD2 coverage which includes those which were sample inspected.   |          |          |
| 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) | Yes   |          |          |
|    | Comments   |   |          |          |
| P7 | Is the building provided with a remotely monitored social alarm system? (Sheltered accommodation)  | Yes   |          |          |
|    | Comments   |   |          |          |
| P8 | Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via a social alarm system? (Sheltered accommodation)              | Yes   |          |          |
|    | Comments   |   |          |          |
| P9 | Are all other AFD and alarm system issues satisfactory?  | Yes   |          |          |
|    | Comments   |   |          |          |

|     |  | Response | Quantity | Priority |
|-----|--|----------|----------|----------|
| 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

|    |   | Response  | Quantity | Priority |
|----|---|---|----------|----------|
| Q1 | Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises)   | Yes   |          |          |
|    | Comments  | It is anticipated that 60 minutes 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 present across building including to electrical cupboard.                                 |          |          |
| 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) | Not Applicable  |          |          |
|    | Comments  |   |          |          |
| Q5 | If a waste chute is provided within the building are adequate measures in place to limit fire spread/growth? (Consider dampers etc)                                     | Not Applicable  |          |          |
|    | 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)  | Yes   |          |          |
|    | Comments  |   |          |          |
| Q8 | Is compartmentation maintained at electrical meter cupboards in flat walls?   | Not Applicable  |          |          |
|    | Comments  |   |          |          |

|     |   | Response  | Quantity | Priority |
|-----|---|---|----------|----------|
| Q9  | If required, are dampers provided? (Base of refuse chute, ductwork etc.)  | Not Applicable  |          |          |
|     | Comments  |   |          |          |
| 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 decorations.   |          | R        |
| 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) | Yes   |          |          |
|     | Comments  | External walls are considered to consist of materials that will limit fire spread, which includes brickwork, concrete and cement render.<br><br>1960s construction consisting of perimeter brickwork walls, concrete frame and concrete floors. Exposed perimeter ring beam is noted to each floor level. |          |          |
| Q14 | Are all other fire spread/compartmentation issues satisfactory? (For buildings over 18m consider flammability of cladding/external insulation system if provided)                 | Yes   |          |          |
|     | Comments  |   |          |          |
| Q15 | Does the property require a Fire Risk Appraisal of External Walls (FRAEW)   | Not Applicable  |          |          |
|     | Comments  |   |          |          |
| Q15 | Are all other fire spread/compartmentation issues satisfactory? [1]   | Yes   |          |          |
|     | Comments  |   |          |          |
| Q16 | Are all other fire spread/compartmentation issues satisfactory? [2]   | Yes   |          |          |
|     | Comments  |   |          |          |
| Q17 | Are all other fire spread/compartmentation issues satisfactory? [3]   | Yes   |          |          |

|  |          | Response | Quantity | Priority |
|--|----------|----------|----------|----------|
|  | Comments |          |          |          |

## R - Fire Extinguishing Appliances

|           |  |                | Response | Quantity | Priority |
|-----------|--|----------------|----------|----------|----------|
| <b>R1</b> | If required, is there reasonable provision of portable fire extinguishers?                           | Yes            |          |          |          |
|           | Comments   |                |          |          |          |
| <b>R2</b> | Is the provision of portable fire extinguishers considered appropriate given the building occupancy? | Yes            |          |          |          |
|           | Comments   |                |          |          |          |
| <b>R3</b> | Is the provision of portable fire extinguishers considered adequate for the building?                | Yes            |          |          |          |
|           | Comments   |                |          |          |          |
| <b>R4</b> | Are all fire extinguishing appliances readily accessible?  | Yes            |          |          |          |
|           | Comments   |                |          |          |          |
| <b>R5</b> | Are portable fire extinguishers required in the common areas?  | Not Applicable |          |          |          |
|           | Comments   |                |          |          |          |

## S - Other Fire Safety Systems and Equipment

|           |   |                | Response  | Quantity | Priority |
|-----------|---|----------------|---|----------|----------|
| <b>S1</b> | Is the building provided with drop key override switch facilities for Fire and Rescue Service access?                       | Yes            |   |          |          |
|           | Comments  |                | Fire service drop key and Gerda box noted to main entrance for the attention of fire service.   |          |          |
| <b>S2</b> | Is the building provided with a fire mains system? (Dry or wet riser etc.)  | Yes            |   |          |          |
|           | Comments  |                | Fire stopping noted to riser cupboards.   |          |          |
| <b>S3</b> | Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift) | Yes            |   |          |          |
|           | Comments  |                |   |          |          |
| <b>S4</b> | Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)                   | Not Applicable |   |          |          |
|           | Comments  |                |   |          |          |
| <b>S5</b> | Is a sprinkler system provided within the building? (provide details of type and extent)                                    | Not Applicable |   |          |          |
|           | Comments  |                |   |          |          |
| <b>S6</b> | Are hose reels provided within the building?  | Not Applicable |   |          |          |
|           | Comments  |                |   |          |          |
| <b>S7</b> | Is any other relevant system/equipment installed? [1] (state type of system and comment as necessary)                       | Yes            |   |          |          |
|           | Comments  |                | Evacuation alarm monthly inspection compliant until 10.04.25. 6 month testing compliant 17.08.25. 12 month full load test compliant until 17.02.26. |          |          |
| <b>S8</b> | Is any other relevant system/equipment installed? [2] (state type of system and comment as necessary)                       | Not Applicable |   |          |          |
|           | Comments  |                |   |          |          |
| <b>S9</b> | 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 |
|------------|--|---|----------|----------|
| <b>T1</b>  | Please CONFIRM the Property Designation  | General needs   |          |          |
|            | Comments   |   |          |          |
| <b>T2</b>  | Has a competent person(s) been appointed to assist in undertaking the preventative and protective measures?  | Yes   |          |          |
|            | Comments   | LIVV housing group  |          |          |
| <b>T3</b>  | Is there a suitable record of the fire safety arrangements?  | Yes   |          |          |
|            | Comments   |   |          |          |
| <b>T4</b>  | Are there appropriate procedures in place in the event of fire and are these documented?   | Yes   |          |          |
|            | Comments   |   |          |          |
| <b>T5</b>  | Are there suitable arrangements for calling the Fire Service, meeting them on arrival and providing relevant information?  | Yes   |          |          |
|            | Comments   | Understand fire alarm is linked to a custodian (alarm receiving centre – ARC) with caretaker staff present on site to assist between 8am - 4pm Monday to Thursday and 8am - 3pm Friday. |          |          |
| <b>T6</b>  | Are there suitable fire assembly points away from any risk?  | Not Applicable  |          |          |
|            | Comments   |   |          |          |
| <b>T7</b>  | Are there adequate procedures in place for the evacuation of disabled people who are likely to be present?   | Not Applicable  |          |          |
|            | Comments   |   |          |          |
| <b>T8</b>  | Are staff nominated to use fire extinguishing appliances in the event of a fire?   | Not Applicable  |          |          |
|            | Comments   |   |          |          |
| <b>T9</b>  | Are staff nominated and trained to assist in evacuation?   | Not Applicable  |          |          |
|            | Comments   |   |          |          |
| <b>T10</b> | Is there appropriate liaison with the local Fire and Rescue Service?   | Yes   |          |          |
|            | Comments   |   |          |          |
| <b>T11</b> | 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   |   |          |          |



|            |   | Response | Quantity | Priority |
|------------|---|----------|----------|----------|
| <b>T12</b> | Are all other fire safety management issues satisfactory? | Yes      |          |          |
|            | Comments  |          |          |          |

## U - Training and Drills

|           |  | Response       | Quantity | Priority |
|-----------|--|----------------|----------|----------|
| <b>U1</b> | Do staff receive adequate induction and annual refresher fire safety training?<br>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   |                |          |          |
| <b>U2</b> | Are employees nominated to assist in the event of fire given additional training?  | Not Applicable |          |          |
|           | Comments   |                |          |          |
| <b>U3</b> | Are staff nominated and trained on the use of fire extinguishing appliances?   | Yes            |          |          |
|           | Comments   |                |          |          |
| <b>U4</b> | Are fire drills carried out at appropriate intervals?  | Not Applicable |          |          |
|           | Comments   |                |          |          |

## V - Testing and Maintenance

|           |   | Response  | Quantity | Priority |
|-----------|---|---|----------|----------|
| <b>V1</b> | Is the fire alarm system tested weekly and periodically serviced? | Yes   |          |          |
|           | Comments  | Weekly testing compliant until 25.03.25. 6 month servicing compliant until 24.04.25.    |          |          |
| <b>V2</b> | Is the emergency lighting system tested monthly and annually?     | Yes   |          |          |
|           | Comments  | Monthly testing compliant until 10.04.25. Annual servicing compliant until 22.05.25.    |          |          |
| <b>V3</b> | Are fire extinguishers serviced annually?                         | Yes   |          |          |
|           | Comments  | Monthly inspection compliant until 10.04.25. Annual servicing compliant until 01.05.25. |          |          |

# Fire Risk Assessment

|            |   | Response  | Quantity | Priority |
|------------|---|---|----------|----------|
| <b>V4</b>  | Are rising mains inspected six-monthly and tested annually?   | Yes   |          |          |
|            | Comments  | Annual service compliant until 25.10.25.  |          |          |
| <b>V5</b>  | Is the lightning protection system annually inspected and tested?   | Yes   |          |          |
|            | Comments  | Compliant until 13.11.25.   |          |          |
| <b>V6</b>  | Are fire blankets tested and serviced in accordance with relevant guidance?   | Not Applicable  |          |          |
|            | Comments  |   |          |          |
| <b>V7</b>  | Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?  | Yes   |          |          |
|            | Comments  | AOV 6 month servicing compliant until 13.09.25. Monthly testing compliant until 10.04.25. |          |          |
| <b>V8</b>  | Are access control systems inspected, tested and serviced in accordance with relevant guidance?   | Yes   |          |          |
|            | Comments  | Compliant until 07.01.26.   |          |          |
| <b>V9</b>  | Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?                           | Not Applicable  |          |          |
|            | Comments  |   |          |          |
| <b>V10</b> | 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  |   |          |          |
| <b>V11</b> | Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance?   | Not Applicable  |          |          |
|            | Comments  |   |          |          |
| <b>V12</b> | Are hose reels provided within the building inspected, tested and serviced in accordance with relevant guidance?  | Not Applicable  |          |          |
|            | Comments  |   |          |          |
| <b>V13</b> | Are the disabled evacuation aids regularly inspected, tested and serviced?  | Not Applicable  |          |          |
|            | Comments  |   |          |          |
| <b>V14</b> | Are all other systems serviced? (Consider fire-fighting lifts, sprinkler systems)   | Not Applicable  |          |          |
|            | Comments  |   |          |          |

|            |  | Response | Quantity | Priority |
|------------|--|----------|----------|----------|
| <b>V15</b> | Is the fire safety system or equipment detailed in S8 inspected, tested and serviced in accordance with relevant guidance? [1] | Yes      |          |          |
|            | Comments   |          |          |          |
| <b>V16</b> | 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 |
|-----------|---|------------------|----------|----------|
| <b>W1</b> | Is there a log book on the premises?  | Not Applicable   |          |          |
|           | Comments  | Present on C365. |          |          |
| <b>W2</b> | Are fire drills recorded?   | Not Applicable   |          |          |
|           | Comments  |                  |          |          |
| <b>W3</b> | Is fire training recorded?  | Yes              |          |          |
|           | Comments  |                  |          |          |
| <b>W4</b> | Are routine in-house fire safety checks recorded?                                     | Yes              |          |          |
|           | Comments  |                  |          |          |
| <b>W5</b> | Are fire alarm tests recorded?  | Yes              |          |          |
|           | Comments  |                  |          |          |
| <b>W6</b> | Are emergency lighting tests recorded?  | Yes              |          |          |
|           | Comments  |                  |          |          |
| <b>W7</b> | Are records kept of the fire extinguisher inspections, tests and servicing?           | Yes              |          |          |
|           | Comments  |                  |          |          |
| <b>W8</b> | Are fire mains inspections, tests and services recorded?                              | Not Applicable   |          |          |
|           | Comments  |                  |          |          |
| <b>W9</b> | Are records kept of the lightning protection system inspections, tests and servicing? | Yes              |          |          |
|           | Comments  |                  |          |          |

# Fire Risk Assessment

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

# 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:**

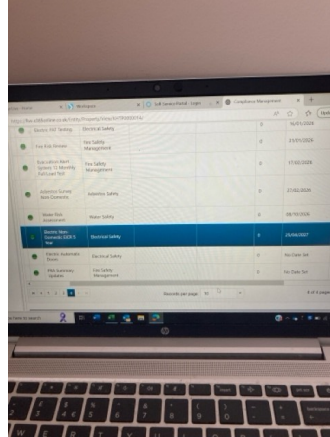
Moderate

## Photographs

# Fire Risk Assessment



A1 - Photo 1



A2 - Photo 1



B4 - Photo 1



B4 - Photo 2



C2 - Photo 1



F1 - Photo 1



# Fire Risk Asssessment



F1 - Photo 2



G5 - Photo 1



J1 - Photo 1



J2 - Photo 1



J2 - Photo 2



J2 - Photo 3



K3 - Photo 1



K3 - Photo 2



E4 - Photo 1



E4 - Photo 2



E4 - Photo 3



K6 - Photo 1

# Fire Risk Asssessment



K7 - Photo 1



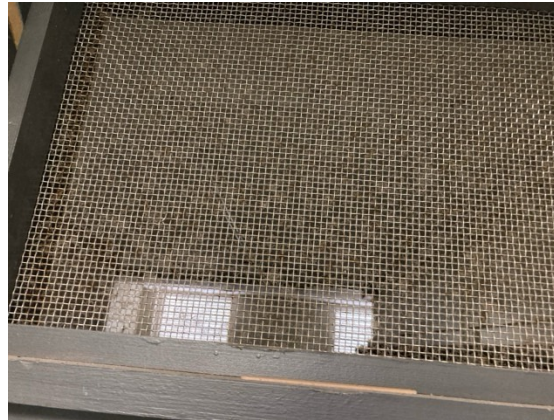
K7 - Photo 2



K14 - Photo 1



K14 - Photo 2



K14 - Photo 3



L2 - Photo 1





L2 - Photo 2



L2 - Photo 3



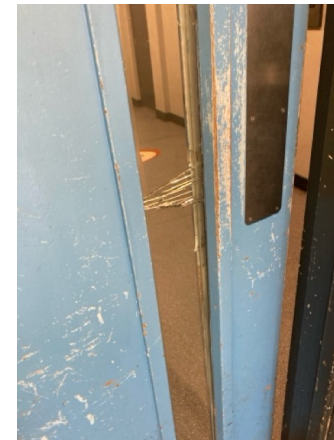
L4 - Photo 1



L6 - Photo 1



L7 - Photo 1



M1 - Photo 1

# Fire Risk Asssessment



M1 - Photo 2



M3 - Photo 1



M5 - Photo 1



M6 - Photo 1



M6 - Photo 2



N1 - Photo 1

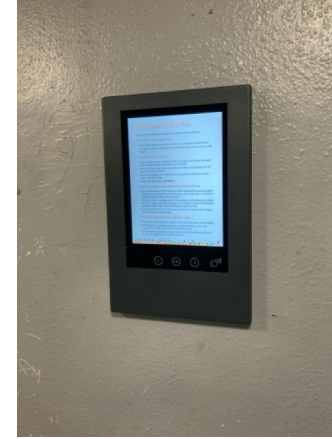
# Fire Risk Assessment



N1 - Photo 2



O1 - Photo 1



O1 - Photo 2



O2 - Photo 1



O2 - Photo 2



O3 - Photo 1





O3 - Photo 2



P1 - Photo 1



P1 - Photo 2



P5 - Photo 1



P5 - Photo 2



P5 - Photo 3

# Fire Risk Asssessment



Q3 - Photo 1



Q13 - Photo 1



Q13 - Photo 2



Q13 - Photo 3



S1 - Photo 1



S1 - Photo 2





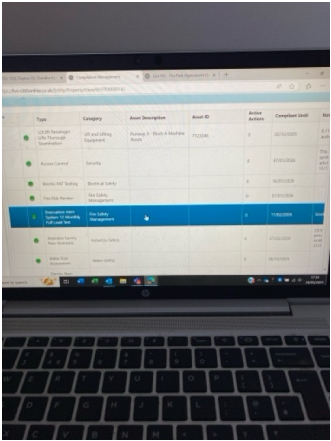
S2 - Photo 1



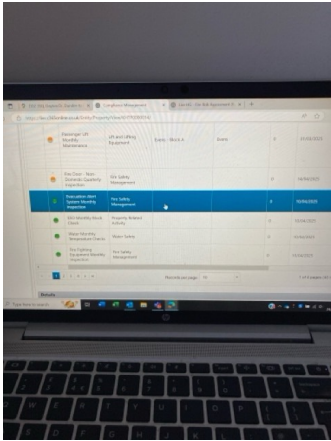
S2 - Photo 2



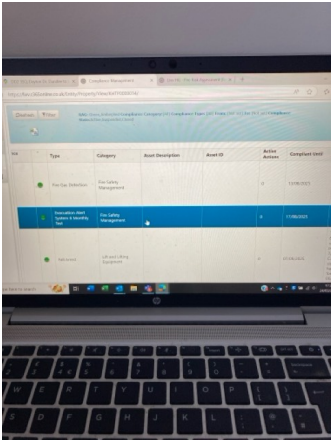
S3 - Photo 1



S7 - Photo 1

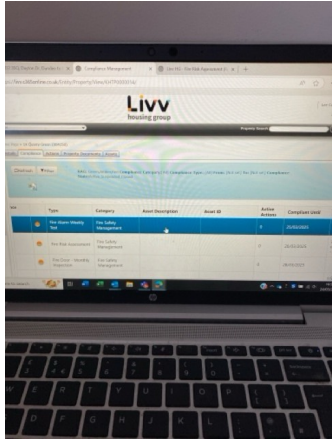


S7 - Photo 2

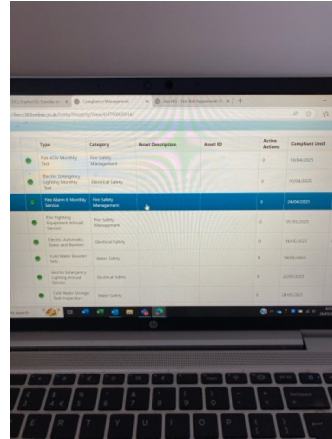


S7 - Photo 3

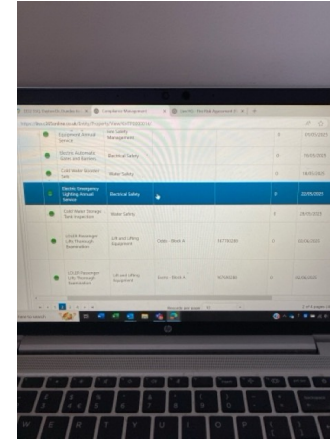
# Fire Risk Assessment



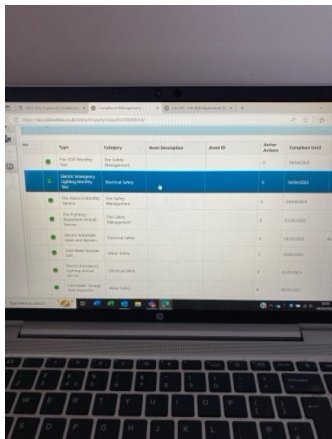
V1 - Photo 1



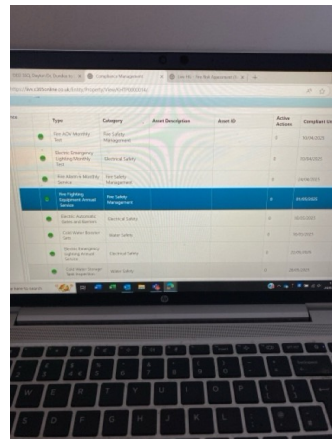
V1 - Photo 2



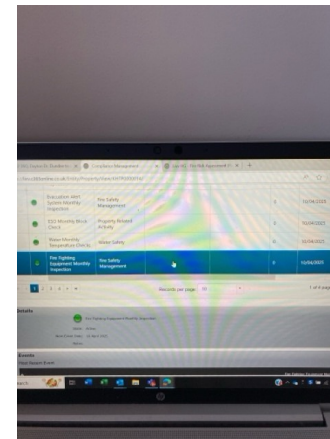
V2 - Photo 1



V2 - Photo 2



V3 - Photo 1



V3 - Photo 2

# Fire Risk Assessment

| Item                 | Category    | Asset Description    | Asset ID | Completion Date |
|----------------------|-------------|----------------------|----------|-----------------|
| Fire Alarm           | Fire Safety | Fire Alarm System    | 10000001 | 20/01/2025      |
| Fire Extinguishers   | Fire Safety | Fire Extinguishers   | 10000002 | 20/01/2025      |
| Fire Risk Assessment | Fire Safety | Fire Risk Assessment | 10000003 | 20/01/2025      |

V5 - Photo 1

| Item                 | Category    | Asset Description    | Asset ID | Completion Date |
|----------------------|-------------|----------------------|----------|-----------------|
| Fire Alarm           | Fire Safety | Fire Alarm System    | 10000001 | 20/01/2025      |
| Fire Extinguishers   | Fire Safety | Fire Extinguishers   | 10000002 | 20/01/2025      |
| Fire Risk Assessment | Fire Safety | Fire Risk Assessment | 10000003 | 20/01/2025      |

V7 - Photo 1

| Item                 | Category    | Asset Description    | Asset ID | Completion Date |
|----------------------|-------------|----------------------|----------|-----------------|
| Fire Alarm           | Fire Safety | Fire Alarm System    | 10000001 | 20/01/2025      |
| Fire Extinguishers   | Fire Safety | Fire Extinguishers   | 10000002 | 20/01/2025      |
| Fire Risk Assessment | Fire Safety | Fire Risk Assessment | 10000003 | 20/01/2025      |

V7 - Photo 2

| Item                 | Category    | Asset Description    | Asset ID | Completion Date |
|----------------------|-------------|----------------------|----------|-----------------|
| Fire Alarm           | Fire Safety | Fire Alarm System    | 10000001 | 20/01/2025      |
| Fire Extinguishers   | Fire Safety | Fire Extinguishers   | 10000002 | 20/01/2025      |
| Fire Risk Assessment | Fire Safety | Fire Risk Assessment | 10000003 | 20/01/2025      |

V8 - Photo 1

| Item                 | Category    | Asset Description    | Asset ID | Completion Date |
|----------------------|-------------|----------------------|----------|-----------------|
| Fire Alarm           | Fire Safety | Fire Alarm System    | 10000001 | 20/01/2025      |
| Fire Extinguishers   | Fire Safety | Fire Extinguishers   | 10000002 | 20/01/2025      |
| Fire Risk Assessment | Fire Safety | Fire Risk Assessment | 10000003 | 20/01/2025      |

V4 - Photo 1



## 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 authroised 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](mailto:info@bafes.org.uk))

Date of Issue: 26/03/2025

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: 27/05/2025



**Property Reference:** 004150

**Address:** 1X Quarry Green  
Kirkby  
Merseyside  
High Rise  
L33 8XY

**Date of FRA:** 20/03/2025

**Target Completion Date for all recommendations:** 20/03/2028

|                                |   |
|--------------------------------|---|
| Responsible Person:            | Livv Housing Group  |
| Property Designation:          | General Needs   |
| Management Extent:             | Partially Managed Building - Manager or Senior Staff not onsite regularly |
| No of Floors:                  | 16  |
| No of Flats (if applicable):   | 60  |
| Ground floor Area (m2):        | 731   |
| Total Area of all Floors (m2): | 11696   |

|                   |                                       |
|-------------------|---------------------------------------|
| FRA Completed by: | Ridge on behalf of Livv Housing Group |
|-------------------|---------------------------------------|

## PRIORITY KEY

|            |          |            |         |                    |                                  |                           |
|------------|----------|------------|---------|--------------------|----------------------------------|---------------------------|
| U (Urgent) | A (High) | B (Medium) | C (Low) | R (Recommendation) | Man 1 (Urgent Management Action) | Man 2 (Management Action) |
|------------|----------|------------|---------|--------------------|----------------------------------|---------------------------|

## 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            | 3              | 20/03/2026  | 2                              | 1                                |
| C            | 0              |             | 0                              | 0                                |
| R            | 1              | 20/03/2028  | 1                              | 0                                |
| Man 1        | 0              |             | 0                              | 0                                |
| Man 2        | 0              |             | 0                              | 0                                |
| <b>Total</b> | <b>4</b>       |             | <b>3</b>                       | <b>1</b>                         |

|  |          |
|--|----------|
| 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: | Moderate |