

**Property Assessed :**

3X Quarry Green  
3X Quarry Green, Kirkby  
Merseyside  
High Rise  
L33 8YA

**Property Reference :**

004152

**Date of Inspection :**

10/03/2026

**Reassessment Date :**

10/03/2027

**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	5
	C (Low)	C	0
	R (Recommendation)	R	3
	Man 1 (Urgent Management Action)	Man1	0
	Man 2 (Management Action)	Man2	0
	<b>Total:</b>	<b>8</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

### 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
C1	C - Arson	B	Damaged glazing to front block entrance door.	Repair.	1	10/03/2027
						
G6	G - House-Keeping	B	Fridge present to ground floor lift lobby.	Remove.	1	10/03/2027
						
J1	J - Other Significant Hazards	B	Dry riser door to 1st floor adjacent to flat 123 does not lock adequately and requires overhauling. This riser cupboard remained open during our inspection.	Overhaul / repair and leave riser cupboard door secure.	1	10/03/2027



J2	J - Other Significant Hazards	R	<p>'We are aware that Ridge &amp; Partners have undertaken previous compartmentation surveys of the shafts adjacent to some kitchens within flats in January 2024. Issues were highlighted as part of these initial surveys and a formal schedule of works was compiled to reflect any non-compliant issues. We understand that these shafts were sterile, have a detection system installed within the shaft (linked to a monitoring station and sounders are on silent), alleged ventilation at top of shaft and robust door is in place. However, these shafts are noted to serve circa 26 flats in total and fire stopping is poor. Whilst we acknowledge these issues, we have not witnessed or inspected these areas for the purpose of this survey due to this being a type 1 FRA. However, these issues have been witnessed as part of the January 2024 compartmentation surveys and previous type 3 FRA reports. LIVV housing group are considering a multi-disciplinary project for Quarry Green in 2026, which is inclusive of the associated remedial works / fire stopping to these associated shafts'.</p>	Upgrade fire stopping to kitchen shafts under a future fire upgrade programme.	1	Unlimited
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L2	L - Flat Entrance Doors	B	<p>Multiple issues to sample inspected flat entrance doors.</p> <ul style="list-style-type: none"> <li>- Flat 155 - Notable surface damage to smoke seals.</li> <li>- Flat 155 - Door when self-closing becomes caught on latch.</li> <li>- Flat 155 - oily hinges present to door unit.</li> <li>- Flat 150 - Door when self-closing does not adequately do so within frame and kicks back. Therefore door closer will require easing / adjusting.</li> <li>- Flat 150 - Excessive door gaps between door leaf and frame to left-hand vertical edge (when viewed to internal face).</li> <li>- Flat 149 - Excessive door gaps between door leaf and frame to left-hand and right-hand vertical edges (when viewed to internal face).</li> <li>- Flat 149 - Oily hinges noted to door.</li> <li>- Flat 149 - Door when self-closing becomes caught on latch and does not adequately close within frame.</li> <li>- Flat 143 - Excessive door gaps between door leaf and frame to left-hand and right-hand vertical edges (when viewed to internal face).</li> <li>- Flat 143 - Door when self-closing becomes caught on latch and does not adequately close within frame.</li> <li>- Flat 143 - Notable surface damage to smoke seals.</li> <li>- Flat 125 - Excessive door gaps between door leaf and frame to left-hand and right-hand vertical edges (when viewed to internal face).</li> <li>- Flat 125 - Door when self-closing becomes caught on latch and does not adequately close within frame.</li> </ul>	Overhaul / repair.	1	10/03/2027
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M1	M - Common Area Fire Doors	B	<p>Multiple issues identified during sample inspection of cross corridor communal doors adjacent to stairwell &amp; flat / lift lobby including;</p> <ul style="list-style-type: none"> <li>- 14th floor - Oily hinges noted to door.</li> <li>- 13th floor - Oily hinges noted to door.</li> <li>- 12th floor - Oily hinges noted to door.</li> <li>- 11th floor - Oily hinges noted to door.</li> <li>- 10th floor - Oily hinges noted to door.</li> <li>- 10th floor - Detached section of smoke seal to right-hand frame.</li> <li>- 9th floor - Oily hinges noted to door.</li> <li>- 8th floor - Oily hinges noted to door.</li> </ul>	Overhaul / repair.	1	10/03/2027
						
Q7	Q - Limiting Fire Spread	R	Unable to ascertain whether services penetrating into flats are adequately fire stopped.	Investigate and upgrade fire stopping if necessary.	1	Unlimited

						
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 cycle 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	004152
Name	3X Quarry Green
Address 1	3X Quarry Green
Address 2	Kirkby
Address 3	Merseyside
Address 4	High Rise
Postcode	L33 8YA
Fire Risk Assessor	Lee Coyne
Date of inspection	10/03/2026
Checked by:	Kevin Hudson
Recommended reassessment date (subject to appropriate interim management)	10/03/2027

## 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 nr 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, multiple risers and behind smoke ventilation wall / door behind flats to each floor level (where old bin / refuse chute is present that is no longer in use).
If applicable, state which flats were sample inspected	163, 164, 155, 150, 149, 143 & 125

## The Occupants

Management Extent	Partially Managed Building - Manager or Senior Staff not onsite regularly
Details of any onsite management	Caretakers on site during working hours.
Person managing fire safety in premises	LIVV housing group
Person consulted during the fire risk assessment	Caretaker - Graham Briscoe
Number of occupants	<150
Number of employees	<10
Number of members of the public	<50
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 12.03.26. NSI certificate number LS450566. The life safety elements of this fire risk assessment comply with BAFE SP205 scheme which ensures that we and our fire 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 complied with. Any questions can be addressed to the assessor or the quality manager. Assessor 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 Risk Assessment Guidance - purpose built block 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	2022-05-09		
	Comments	Periodic inspections of the fixed electrical system are undertaken 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)	No		
	Comments	Damaged glazing to front block entrance door.		
	Recommendation	Repair.		B
C2	Are bins secured / stored in a suitable location? (Please state bin type, location, if and how it is secured)	Yes		
	Comments	Designated fire rated bin / refuse chute present to building, however this installation is no longer in use. Bins are also present externally.		
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
<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			
<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	Fire extinguishers present to caretaker / plant room areas.		
<b>E5</b>	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	Lightning protection servicing compliant until 28.08.26.		
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?	Yes		
	Comments			
G2	Combustible materials not kept near sources of ignition?	Yes		
	Comments			
G3	Escape routes kept clear of items combustible materials or waste?	Yes		
	Comments			
G4	Escape routes kept clear of any trip hazards?	Yes		
	Comments			
G5	Any hazardous materials are stored correctly?	Yes		
	Comments	Designated cleaners store to ground floor left-hand caretaker area.		
G6	Are all other house-keeping issues satisfactory?	No		
	Comments	Fridge present to ground floor lift lobby.		
	Recommendation	Remove.		B

## 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 inappropriate, 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	Dry riser door to 1st floor adjacent to flat 123 does not lock adequately and requires overhauling. This riser cupboard remained open during our inspection.		
	Recommendation	Overhaul / repair and leave riser cupboard door secure.		B
J2	Are all issues deemed satisfactory? [2]	No		
	Comments	'We are aware that Ridge & Partners have undertaken previous compartmentation surveys of the shafts adjacent to some kitchens within flats in January 2024. Issues were highlighted as part of these initial surveys and a formal schedule of works was compiled to reflect any non-compliant issues. We understand that these shafts were sterile, have a detection system installed within the shaft (linked to a monitoring station and sounders are on silent), alleged ventilation at top of shaft and robust door is in place. However, these shafts are noted to serve circa 26 flats in total and fire stopping is poor. Whilst we acknowledge these issues, we have not witnessed or inspected these areas for the purpose of this survey due to this being a type 1 FRA. However, these issues have been witnessed as part of the January 2024 compartmentation surveys and previous type 3 FRA reports. LIVV housing group are considering a multi-disciplinary project for Quarry Green in 2026, which is inclusive of the associated remedial works / fire stopping to these associated shafts'.		
	Recommendation	Upgrade fire stopping to kitchen shafts under a future fire upgrade programme.		R
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 principal final exits to ground floor. There is also an additional exit from the right-hand caretaker area.		

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		Response	Quantity	Priority
<b>K4</b>	Is there adequate exit width, for the numbers who may be present?	Yes		
	Comments			
<b>K5</b>	Are doors on escape routes easily opened? (and are sliding or revolving doors avoided?)	Yes		
	Comments	Push buttons to final exits.		
<b>K6</b>	Are doors or gates on escape routes provided with electrically operated access control systems? (Describe provision)	Yes		
	Comments			
<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	Understand all maglock doors are fitted with a fail safe device. There are also manual override devices to internal face of final 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?	Not Applicable		
	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	Open air smoke ventilation system adjacent to flat entrances & historic bin / refuge chute, along with manually operable windows to stairwell areas.		

		Response	Quantity	Priority
K15	Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Yes		
	Comments	Automatic Opening Vents (AOV) present between 14th - 15th floors front and rear stairwell areas.		
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			
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	A sample inspection was undertaken to flats 163, 164, 155, 150, 149, 143 & 125. It is our understanding that routine fire door checks are undertaken across the full building by the associated caretakers / LIVV housing group.		

		Response	Quantity	Priority
L2	Are fire rated flat entrance doors in good condition - not in need of repair?	No		
	Comments	<p>Multiple issues to sample inspected flat entrance doors.</p> <ul style="list-style-type: none"> <li>- Flat 155 - Notable surface damage to smoke seals.</li> <li>- Flat 155 - Door when self-closing becomes caught on latch.</li> <li>- Flat 155 - oily hinges present to door unit.</li> <li>- Flat 150 - Door when self-closing does not adequately do so within frame and kicks back. Therefore door closer will require easing / adjusting.</li> <li>- Flat 150 - Excessive door gaps between door leaf and frame to left-hand vertical edge (when viewed to internal face).</li> <li>- Flat 149 - Excessive door gaps between door leaf and frame to left-hand and right-hand vertical edges (when viewed to internal face).</li> <li>- Flat 149 - Oily hinges noted to door.</li> <li>- Flat 149 - Door when self-closing becomes caught on latch and does not adequately close within frame.</li> <li>- Flat 143 - Excessive door gaps between door leaf and frame to left-hand and right-hand vertical edges (when viewed to internal face).</li> <li>- Flat 143 - Door when self-closing becomes caught on latch and does not adequately close within frame.</li> <li>- Flat 143 - Notable surface damage to smoke seals.</li> <li>- Flat 125 - Excessive door gaps between door leaf and frame to left-hand and right-hand vertical edges (when viewed to internal face).</li> <li>- Flat 125 - Door when self-closing becomes caught on latch and does not adequately close within frame.</li> </ul>		
	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?	Yes		
	Comments			

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		Response	Quantity	Priority
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 flat entrance doors.		
L7	Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)	Not Known		
	Comments	Noted to all sample inspected flat entrance doors.		
L8	Are letterboxes satisfactory? (State only if missing, damaged or uPVC)	Not Known		
	Comments			
L9	Are all other flat entrance door issues satisfactory? [1]	Not Known		
	Comments			
L10	Are all other flat entrance door issues satisfactory? [2]	Not Known		
	Comments			

## M - Common Area Fire Doors

# Fire Risk Assessment

		Response	Quantity	Priority
<b>M1</b>	Are all common area fire doors and/or frames appropriately fire rated?	No		
	Comments	Multiple issues identified during sample inspection of cross corridor communal doors adjacent to stairwell & flat / lift lobby including; <ul style="list-style-type: none"> <li>- 14th floor - Oily hinges noted to door.</li> <li>- 13th floor - Oily hinges noted to door.</li> <li>- 12th floor - Oily hinges noted to door.</li> <li>- 11th floor - Oily hinges noted to door.</li> <li>- 10th floor - Oily hinges noted to door.</li> <li>- 10th floor - Detached section of smoke seal to right-hand frame.</li> <li>- 9th floor - Oily hinges noted to door.</li> <li>- 8th floor - Oily hinges noted to door.</li> </ul>		
	Recommendation	Overhaul / repair.		B
<b>M2</b>	Are all common area fire rated fire doors in good condition - and not in need of repair?	Yes		
	Comments			
<b>M3</b>	Is all glazing to common area fire doors appropriately fire rated?	Yes		
	Comments			
<b>M4</b>	Are fan lights/side panels to common area fire doors appropriately fire rated?	Not Applicable		
	Comments			
<b>M5</b>	Are self-closing devices on common area fire doors adequate? (Where appropriate)	Yes		
	Comments			
<b>M6</b>	Are intumescent strips and smoke seals provided to common area fire doors?	Yes		
	Comments			
<b>M7</b>	Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes		
	Comments			
<b>M8</b>	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	Present to common escape routes and externally.		
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 notices and information board present to common areas.		
O2	Is fire door signage adequate? (Consider 'Fire door keep shut' and 'Fire door keep locked shut' signage)	Yes		
	Comments			
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

# Fire Risk Assessment

		Response	Quantity	Priority
P1	Has the building got a manually operated electrical fire alarm system?	Yes		
	Comments	BS 5839-1 fire alarm to common areas. The main fire alarm panel is present to front right-hand caretaker area, along with an additional secondary panel present to the front entrance area.		
P2	If common area AFD and/or alarm system is installed, is it in good working order?	Yes		
	Comments	Advised by LIVV housing that all domestic flats are fitted with a Grade D1 LD2 fire detection system in accordance with BS 5839-6. There is also understood to be L5 coverage to common escape routes and L3 to ancillary spaces.		
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			
P5	If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	Not Known		
	Comments	Only a sample inspection was carried out to flats. All sample inspected flats were noted to have LD2 coverage. There were smoke detectors present to the entrance lobby, hallway and living room, along with a heat detector to the kitchen.		
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)	Not Applicable		
	Comments			
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			
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			

		Response	Quantity	Priority
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 to electrical cupboard, caretaker spaces and plant rooms.		
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?	Yes		
	Comments	No roof space.		
Q7	Are electrics enclosed in fire rated construction? (Where necessary)	No		
	Comments	Unable to ascertain whether services penetrating into flats are adequately fire stopped.		
	Recommendation	Investigate and upgrade fire stopping if necessary.		R
Q8	Is compartmentation maintained at electrical meter cupboards in flat walls?	Not Applicable		
	Comments			

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		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 cycle 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.  1960's 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	Balconies are not considered to provide excessive quantity of items which may constitute excessive external fire spread.		
Q15	Does the property require a Fire Risk Appraisal of External Walls (FRAEW)	No		
	Comments	Refer to above controls.		
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
R1	If required, is there reasonable provision of portable fire extinguishers?	Yes		
	Comments			
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 external Gerda box affixed to front of building. It is our understanding that any PEEP's / information relating to residents who may struggle to evacuate in the event of a fire are stored within the external gerda box for the attention of the fire service. It is our understanding that all residents are able to evacuate the building independently based on the information supplied by the on site caretakers.		
S2	Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes		
	Comments			

# Fire Risk Assessment

		Response	Quantity	Priority
<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	Emergency evacuation alert panel present to ground floor. Monthly inspection compliant until 03.04.26. 6 month testing compliant until 02.08.26. Full load test compliant until 02.02.27.		
<b>S8</b>	Is any other relevant system/equipment installed? [2] (state type of system and comment as necessary)	Yes		
	Comments			
<b>S9</b>	Is any other relevant system/equipment installed? [3] (state type of system and comment as necessary)	Yes		
	Comments			

## T - Fire Safety Management

		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		

# Fire Risk Assessment

		Response	Quantity	Priority
<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-Thursday & 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?	Yes		
	Comments	PEEP's in place for appropriate residents who require them.		
<b>T8</b>	Are staff nominated to use fire extinguishing appliances in the event of a fire?	Yes		
	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	Routine inspections are carried out by the caretakers.		
<b>T12</b>	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		Weekly testing compliant until 17.03.26. 6 month service compliant until 03.04.26.	
V2	Is the emergency lighting system tested monthly and annually?	Yes		
	Comments		Monthly testing compliant until 03.04.26. Annual servicing compliant until 28.08.26.	
V3	Are fire extinguishers serviced annually?	Yes		
	Comments		Monthly inspections compliant until 03.04.26. Annual servicing compliant until 16.04.26.	
V4	Are rising mains inspected six-monthly and tested annually?	Yes		
	Comments		Dry riser minor annual service compliant until 09.10.26. Dry riser pressure test annual service compliant until 17.10.26.	
V5	Is the lightning protection system annually inspected and tested?	Yes		
	Comments			

# Fire Risk Assessment

		Response	Quantity	Priority
<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 monthly testing compliant until 02.04.26. 6 month service compliant until 26.08.26.		
<b>V8</b>	Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes		
	Comments	Compliant until 04.11.26.		
<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			
<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		

	Response	Quantity	Priority
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	Routine annual fire safety training is carried out.	
<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?	Not Applicable	
	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?	Not Applicable	
	Comments		
<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		

# Fire Risk Assessment

		Response	Quantity	Priority
<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?	Yes		
	Comments	Gas shut off balance noted to rear left-hand plant room adjacent to ground floor rear exit / electrical cupboard.		
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	Gas detection panel and schematic smoke / gas control plan present to right-hand caretaker area. Gas detection servicing compliant until 19.07.26. Detection system noted to serve isolated risers.		
Z2	Are all issues deemed satisfactory? [2]	Yes		
	Comments	Fire stopping noted to multiple sample inspected riser cupboards.		
Z3	Are all issues deemed satisfactory? [3]	Yes		
	Comments	CCTV present to common areas and externally.		

## 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

## 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

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

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

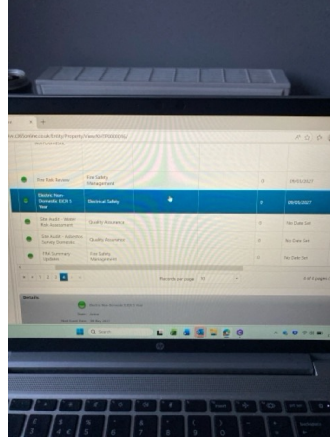
Note: The above timescales may be altered when the action plan for this premises is collated with other properties in the stock. Please refer to the collated action plan

## Photographs

# Fire Risk Assessment



A1 - Photo 1



A2 - Photo 1



B4 - Photo 1



C1 - Photo 1



C2 - Photo 1

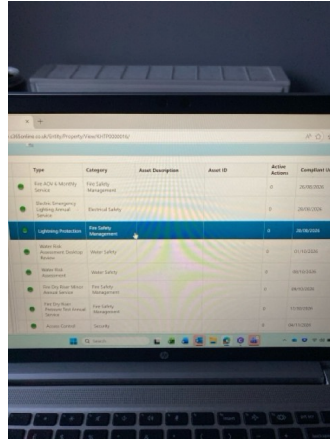


C2 - Photo 2

# Fire Risk Assessment



C2 - Photo 3



F1 - Photo 1



F1 - Photo 2



F1 - Photo 3



G5 - Photo 1



G6 - Photo 1

# Fire Risk Asssessment



J1 - Photo 1



K3 - Photo 1



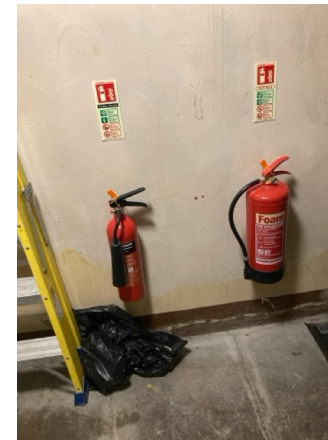
K3 - Photo 2



K5 - Photo 1



E4 - Photo 1



E4 - Photo 2

# Fire Risk Assessment



E4 - Photo 3



K6 - Photo 1



K7 - Photo 1



K7 - Photo 2



K14 - Photo 1



K14 - Photo 2

# Fire Risk Assessment



K14 - Photo 3



K15 - Photo 1



K15 - Photo 2



L1 - Photo 1



L1 - Photo 2



L2 - Photo 1

# Fire Risk Assessment



L2 - Photo 2



L2 - Photo 3



L4 - Photo 1



L4 - Photo 2



L6 - Photo 1



L7 - Photo 1

# Fire Risk Assessment



M1 - Photo 1



M1 - Photo 2



M1 - Photo 3



M3 - Photo 1



M5 - Photo 1



M6 - Photo 1

# Fire Risk Assessment



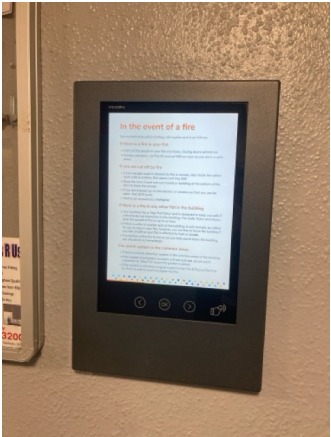
N1 - Photo 1



N1 - Photo 2



O1 - Photo 1



O1 - Photo 2



O1 - Photo 3

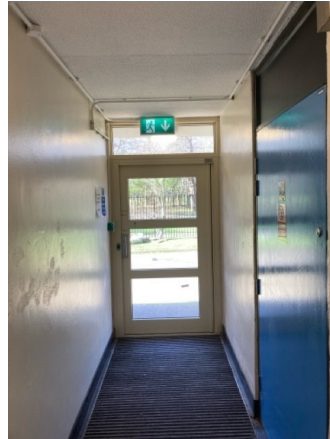


O2 - Photo 1

# Fire Risk Assessment



O2 - Photo 2



O3 - Photo 1



O3 - Photo 2



P1 - Photo 1



P1 - Photo 2



P1 - Photo 3

# Fire Risk Assessment



P5 - Photo 1



P5 - Photo 2



P5 - Photo 3



Q3 - Photo 1



Q3 - Photo 2



Q3 - Photo 3

# Fire Risk Assessment



Q7 - Photo 1



Q7 - Photo 2



Q13 - Photo 1



Q14 - Photo 1



Q14 - Photo 2



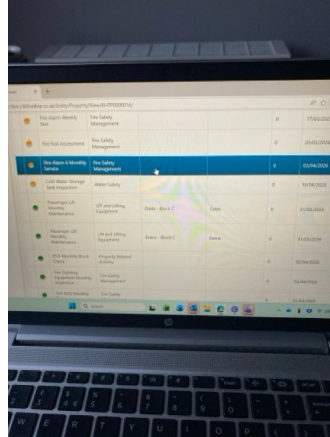
S1 - Photo 1



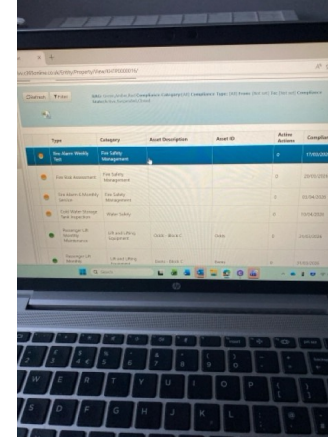
# Fire Risk Assessment



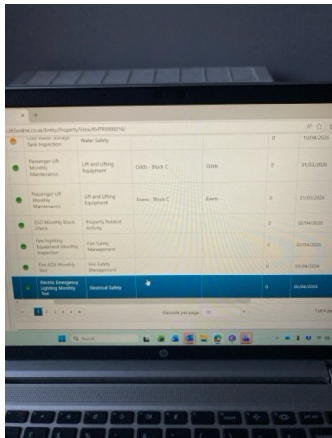
S7 - Photo 3



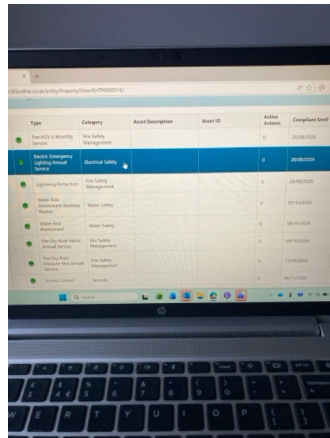
V1 - Photo 1



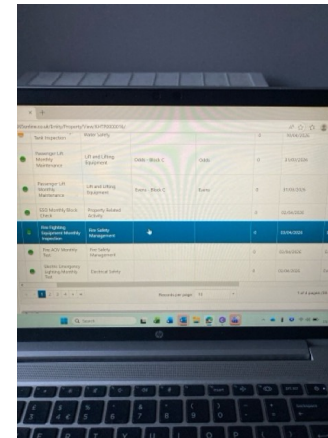
V1 - Photo 2



V2 - Photo 1

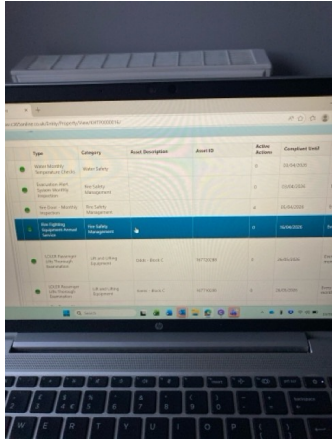


V2 - Photo 2

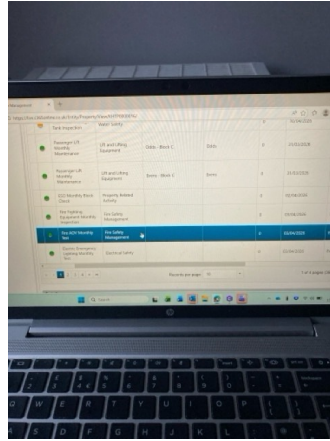


V3 - Photo 1

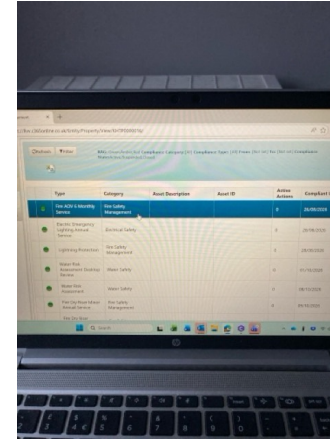
# Fire Risk Assessment



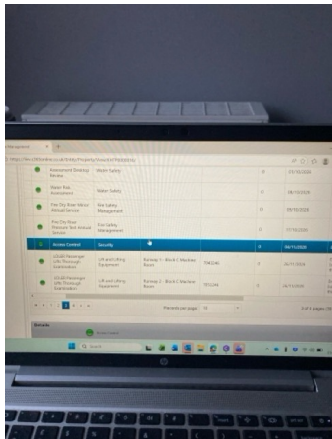
V3 - Photo 2



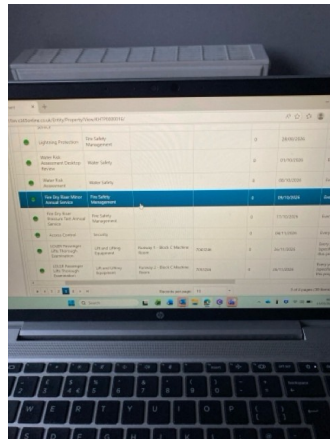
V7 - Photo 1



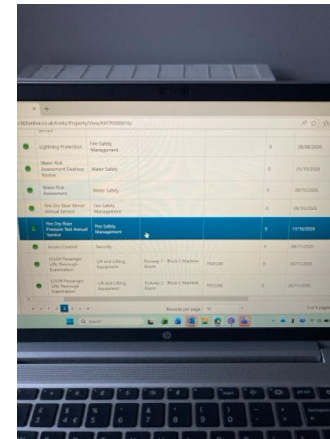
V7 - Photo 2



V8 - Photo 1



V4 - Photo 1



V4 - Photo 2

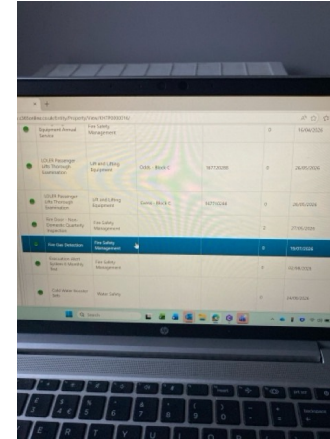
# Fire Risk Assessment



Y2 - Photo 1



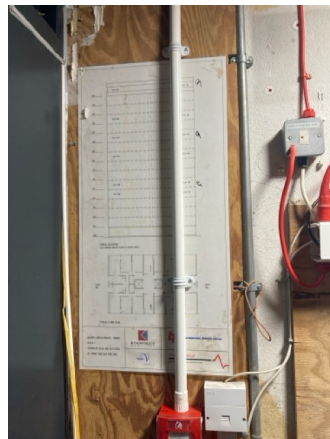
Y2 - Photo 2



Z1 - Photo 1



Z1 - Photo 2



Z1 - Photo 3



Z2 - Photo 1



Z3 - 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 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@bafefire.org.uk)

Date of Issue: 17/03/2026

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: 27/03/2026



**Property Reference:** 004152

**Address:** 3X Quarry Green  
Kirkby  
Merseyside  
High Rise  
L33 8YA

**Date of FRA:** 10/03/2026

**Target Completion Date for all recommendations:** 10/03/2029

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
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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	5	10/03/2027	1	4
C	0		0	0
R	3	10/03/2029	3	0
Man 1	0		0	0
Man 2	0		0	0
<b>Total</b>	<b>8</b>		<b>4</b>	<b>4</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