

Fire Risk Assessment

Property Assessed :

1X Knowsley Heights

1X Knowsley Heights, Huyton

Merseyside

High Rise

L36 3SS

Property Reference :

001033

Date of Inspection :

18/03/2025

Reassessment Date :

18/03/2026

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	11
No of Flats (if applicable)	64
Ground floor Area (m2)	25 x 32
Total Area of all Floors (m2)	

FRA Completed By	Lee Coyne
QA Carried Out By	Kevin Hudson

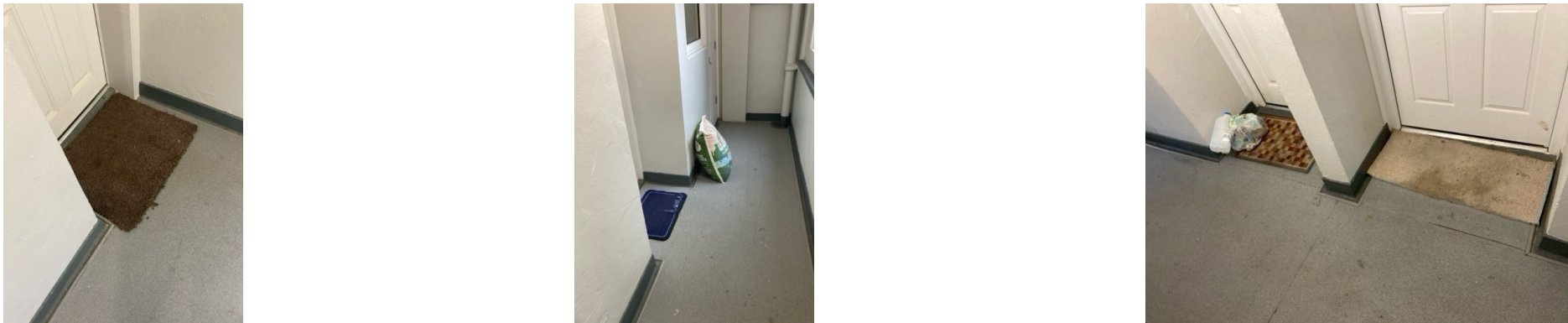

	U (Urgent)	U	0
	A (High)	A	2
	B (Medium)	B	7
	C (Low)	C	0
	R (Recommendation)	R	2
	Man 1 (Urgent Management Action)	Man1	0
	Man 2 (Management Action)	Man2	0
	Total:	11	

Recommended evacuation strategy:	Stay-put
Assessment Risk Rating:	High
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
G6	G - House-Keeping	B	Isolated tenant items and poor housekeeping present to internal communal area.	Remove and remind residents to keep common areas sterile.	1	18/03/2026
						
J1	J - Other Significant Hazards	B	Inadequate fire stopping and fire batt repairs to soffit within riser cupboard between flats 7 & 8 and to RHS of flat 5.	Appoint a competent fire works contractor and upgrade fire stopping.	2	18/03/2026
						
K9	K - Means of Escape	A	Following a review of the ground floor corridors adjacent to flats, it was noted that there were several windows which were not openable and travel distances to the nearest protected lobby was circa 18m and considered excessive.	<p>It is advisable that LIVV housing group consider the following.</p> <ol style="list-style-type: none"> 1. Install new passive vents or AOV's to ground floor communal escape corridor to provide appropriate ventilation to these escape corridors. 2. Install FD30S cross corridor doors to these associated ground floor escape corridors. In ventilated lobbies and corridors, increased travel distances from 7.5 to 10m are likely to be acceptable in most situations with no additional measures. 	1	18/06/2025



L1	L - Flat Entrance Doors	B	<p>Multiple issues identified to sample inspected flat entrance doors.</p> <p>Flat 14 - damaged smoke seals.</p> <p>Flat 25 - damaged smoke seals.</p> <p>Flat 25 - door when self-closing becomes caught on latch.</p> <p>Flat 25 - multiple localised holes to top section of frame.</p> <p>Flat 31 - door when self-closing does not click into place and therefore does not adequately self-close.</p> <p>Flat 31 - excessive door gaps between door leaf and frame along the left and right-hand vertical edges, along with the top horizontal edge.</p> <p>Flat 36 - door when self-closing does not click into place and therefore does not adequately self-close.</p> <p>Flat 36 - damaged smoke seals.</p> <p>Flat 39 - door when self-closing becomes caught on latch.</p>	Overhaul / repair.	1	18/03/2026
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M2	M - Common Area Fire Doors	B	Multiple issues identified to common area fire doors. 10th floor - lift lobby front central door does not self-close within frame. 10th floor - lift lobby rear central door does not self-close within frame. 9th floor - stairwell rear central double door glazing cracked to RH door. 5th floor - lift lobby rear central door does not self-close within frame. 3rd floor - stairwell rear central double door glazing cracked to RH door.	Overhaul / repair.	1	18/03/2026
						
P5	P - Means of Giving Warning in Case of Fire	B	Multiple issues identified to flat fire alarm systems including; Flat 14 - missing heat detector to kitchen. Flat 28 - missing heat detector to kitchen.	Upgrade fire alarm systems.	1	18/03/2026

Fire Risk Asssessment



Q3	Q - Limiting Fire Spread	B	Apparent unsealed service penetrations and holes present to electrical cupboard walls and boarding above door.	Appoint a competent fire works contractor and upgrade fire stopping.	1	18/03/2026
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Q7	Q - Limiting Fire Spread	B	Unable to ascertain whether adequate fire stopping is provided behind areas of boxing in and where services penetrate into flats.	Investigate and upgrade fire stopping if necessary.	1	18/03/2026
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Q10	Q - Limiting Fire Spread	R	Unknown surface spread of flame rating.	Confirm paint specification or alternatively undertake flake sample testing to determine paint build up and suitability prior to next cyclical decorations.	1	Unlimited
Q13	Q - Limiting Fire Spread	A	<p>An intrusive external wall survey has been undertaken by Artec Fire.</p> <p>Artec Fire has completed an external wall assessment (FRAEW) in accordance with the methodology outlined in PAS 9980:2022 based on the desktop information provided by the client (LIVV Housing Group) and the evidence obtained from the adverse survey completed by Artec Fire.</p> <p>Artec fire has concluded that the external walls on this building present an 'upper medium' risk and remediation is required for the external walls of the building.</p> <p>Based on the outcome of the FRAEW assessment, it is recommended that the following works should be undertaken to reduce the risk to an acceptable level in the long term:</p> <p>1. For the rendered wall system:</p> <p>Remove and replace the rendered phenolic insulation with equivalent of limited combustible material.</p> <p>Seal all gaps within the OSB sheathing board and rectify the fixings to the sheathing board, or, remove and replace the sheathing boards with equivalent of limited combustible boards.</p> <p>2. For the brickwork wall system:</p> <p>Where the substrate is timber frame and there are capacity voids, provide proprietary cavity barriers along around the window openings or along the edge of the void.</p> <p>Additionally a temporary common alarm system should be installed to the building, the alarm system should be specified and installed to support a temporary change from a stay-put policy to a simultaneous evacuation strategy in purpose built blocks of flats.</p> <p>The following timelines should be followed for mitigation and remedial works:</p> <p>Immediate action: Inform the residents of the plan to implement the interim measure, including the temporary evacuation strategy, and remediation work. Remove all combustible materials around the building and / or on the balconies.</p> <p>Within one month: plan for the commencement of</p>	Carry out the required works in accordance with Artec Fire FRAEW report. A summary of the required works is provided above, however it is advisable that LIVV Housing Group fully review this report and satisfy themselves that all necessary works and recommendations are undertaken in timely manner.	1	18/06/2025

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			<p>the implementation of the interim measure, i.e. installation of the common alarm system as soon as practically possible.</p> <p>Within three months: completion of the installation of the common fire alarm in the building.</p> <p>No more than 12 months: commencement of the remediate work as soon as practically possible.</p>			
						
U4	U - Training and Drills	R	<p>Due to the recent change in evacuation policy from a stay-put to a simultaneous evacuation policy in accordance with findings contained within recent FRAEW. Upon completion of the necessary works to the existing fire alarm it is advisable that routine fire drills are undertaken to test the effectiveness of the evacuation policy and that all residents fully understand this revised strategy in the event of a fire.</p>	<p>Carry out routine evacuation drills and ensure these are suitably recorded.</p>	1	Unlimited

Fire Risk Assessment

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

General Information

Property Reference	001033
Name	1X Knowsley Heights
Address 1	1X Knowsley Heights
Address 2	Huyton
Address 3	Merseyside
Address 4	High Rise
Postcode	L36 3SS
Fire Risk Assessor	Lee Coyne
Date of inspection	18/03/2025
Checked by:	Kevin Hudson
Recommended reassessment date (subject to appropriate interim management)	18/03/2026

The Premises

Property Designation	General Needs
Property Type	High Rise (6 storeys +)
Number of Floors	11
No of Flats (if applicable)	64
Approx Ground Floor Area (M2)	25 x 32
Total Area Of All Floors Area (M2)	
Building Description	Purpose built residential high rise block, single protected stairwell and two pedestrian lifts. Two principal final exits to ground floor.
Building Constructions	1962 - 1971 concrete frame building, concrete floors, brickwork / blockwork walls and concrete core. External walls consist of an insulated pebble / rough cast render.
Extent Of Common Areas	Circulation spaces only.
Areas of the building to which access was not available	Multiple flats, multiple communal riser cupboards, bin store and lift motor rooms.
If applicable, state which flats were sample inspected	14, 25, 28, 31, 36, 39

The Occupants

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

Other Information

Fire Loss experience (since last FRA)	No
Other Comments	No previous fire loss known for this property, no records provided or seen
Any other relevant information	Rev B. C365 check undertaken on 03.02.25. NSI certificate number 449104. 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		2024-01-22		
	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		Compliant until 20.09.25.		
A5	Is there a policy for personal electrical appliances?	Not Applicable			
	Comments				
A6	Is the use of adapters and leads limited?	Not Applicable			
	Comments		No leads or adaptors to common areas.		

B - Smoking Policies

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

C - Arson

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

D - Space Heating

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

E - Cooking

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

F - Lightning

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

G - House-Keeping

		Response	Quantity	Priority
G1	Is the property regularly cleaned to prevent the build up of combustibles?	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 cupboard noted to caretaker area.		
G6	Are all other house-keeping issues satisfactory?	No		
	Comments	Isolated tenant items and poor housekeeping present to internal communal area.		
	Recommendation	Remove and remind residents to keep common areas sterile.		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 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		Inadequate fire stopping and fire batt repairs to soffit within riser cupboard between flats 7 & 8 and to RHS of flat 5.		
	Recommendation		Appoint a competent fire works contractor and upgrade fire stopping.		B
J2	Are all issues deemed satisfactory? [2]	Yes			
	Comments				
J3	Are all issues deemed satisfactory? [3]	Yes			
	Comments				

K - Means of Escape

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

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		Response	Quantity	Priority
K7	Are electrically operated access control systems fitted to doors or gates on escape routes provided with over ride facilities and/or designed to 'fail safe' on power failure?	Yes		
	Comments	Understand all maglock doors are fitted with a fail safe device.		
K8	Do final exits open in the direction of escape where necessary?	Yes		
	Comments			
K9	Are travels distances satisfactory? (consider single direction and more than one direction)	No		
	Comments	Following a review of the ground floor corridors adjacent to flats, it was noted that there were several windows which were not openable and travel distances to the nearest protected lobby was circa 18m and considered excessive.		
	Recommendation	<p>It is advisable that LIVV housing group consider the following.</p> <p>1. Install new passive vents or AOV's to ground floor communal escape corridor to provide appropriate ventilation to these escape corridors.</p> <p>2. Install FD30S cross corridor doors to these associated ground floor escape corridors. In ventilated lobbies and corridors, increased travel distances from 7.5 to 10m are likely to be acceptable in most situations with no additional measures.</p>		A
K10	Are there suitable precautions for all inner rooms?	Not Applicable		
	Comments			
K11	Are escape routes separated where appropriate?	Yes		
	Comments			
K12	Are corridors sub-divided where appropriate?	Not Applicable		
	Comments			
K13	Do escape routes lead to a place of safety?	Yes		
	Comments			
K14	Are the stairs and/or lobbies provided with adequate ventilation? (If considered satisfactory, please state provision)	Yes		
	Comments	Manually operable windows and AOV's noted to common escape routes to upper floors.		
K15	Are the stairs and/or lobbies provided with an adequate automatic or remotely operated smoke ventilation system? (State provision)	Yes		
	Comments	As above.		

		Response	Quantity	Priority
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?	Not Applicable		
	Comments	Refer to section 3 of report which states appropriate action and detailed advice relating to change in evacuation strategy in accordance with Artec Fire FRAEW report.		
K21	Recommended evacuation strategy for this building is:	Simultaneous evacuation		
	Comments			

L - Flat Entrance Doors

		Response	Quantity	Priority
L1	Are flat entrance doors or doors / frames appropriately fire rated?	No		

				Response	Quantity	Priority
L2	Are fire rated flat entrance doors in good condition - not in need of repair?	Comments		<p>Multiple issues identified to sample inspected flat entrance doors.</p> <p>Flat 14 - damaged smoke seals.</p> <p>Flat 25 - damaged smoke seals.</p> <p>Flat 25 - door when self-closing becomes caught on latch.</p> <p>Flat 25 - multiple localised holes to top section of frame.</p> <p>Flat 31 - door when self-closing does not click into place and therefore does not adequately self-close.</p> <p>Flat 31 - excessive door gaps between door leaf and frame along the left and right-hand vertical edges, along with the top horizontal edge.</p> <p>Flat 36 - door when self-closing does not click into place and therefore does not adequately self-close.</p> <p>Flat 36 - damaged smoke seals.</p> <p>Flat 39 - door when self-closing becomes caught on latch.</p>		
		Recommendation		Overhaul / repair.		B
L2	Are fire rated flat entrance doors in good condition - not in need of repair?	Not Known				
		Comments		We understand that LIVV housing group undertake a full routine fire door inspection programme across all of their associated fire doors.		
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		Georgian wired glazing noted.		
L5	Are side panels to flat entrance doors appropriately fire rated?	Not Applicable				
		Comments				
L6	Are flat entrance doors fitted with adequate self-closing devices? (From sample inspection)	Not Known				
		Comments		Noted to all sample inspected flats.		
L7	Are flat entrance doors fitted with intumescent strips and cold smoke seals? (From sample inspection)	Not Known				
		Comments		Noted to all sample inspected flats.		

		Response	Quantity	Priority
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

		Response	Quantity	Priority
M1	Are all common area fire doors and/or frames appropriately fire rated?	Yes		
	Comments	A combination of FD60S and FD30S cross corridor doors noted to common and lobby areas.		
M2	Are all common area fire rated fire doors in good condition - and not in need of repair?	No		
	Comments	Multiple issues identified to common area fire doors. 10th floor - lift lobby front central door does not self-close within frame. 10th floor - lift lobby rear central door does not self-close within frame. 9th floor - stairwell rear central double door glazing cracked to RH door. 5th floor - lift lobby rear central door does not self-close within frame. 3rd floor - stairwell rear central double door glazing cracked to RH door.		
	Recommendation	Overhaul / repair.		B
M3	Is all glazing to common area fire doors appropriately fire rated?	Yes		
	Comments	Kite markings noted to glazing.		
M4	Are fan lights/side panels to common area fire doors appropriately fire rated?	Not Applicable		
	Comments			

		Response	Quantity	Priority
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	Intumescent strips and smoke seals noted to doors.		
M7	Are common area fire doors adequate otherwise? (Ironmongery, hold open hooks etc.)	Yes		
	Comments			
M8	Are all other fire door issues satisfactory?	Yes		
	Comments			

N - Emergency Lighting

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

O - Fire Safety Signs and Notices

		Response	Quantity	Priority
O1	Is there adequate provision of fire safety signs and notices? (Consider directional, exits, stairs, fire action notices, fire equipment and 'do not use lift' signage)	Yes		
	Comments			
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

		Response	Quantity	Priority
P1	Has the building got a manually operated electrical fire alarm system?	Yes		
	Comments	Grade A fire alarm noted to building with the existing fire alarm control panel present to the caretaker area. L3 & L5 coverage to common areas is anticipated. LD1 coverage to flats unless action identified separately.		
P2	If common area AFD and/or alarm system is installed, is it in good working order?	Yes		
	Comments			
P3	If installed, is the common area AFD adequate for the occupancy and fire risk?	Yes		
	Comments			
P4	If not installed, are the premises deemed safe without a common area AFD system?	Yes		
	Comments			

			Response	Quantity	Priority
P5	If applicable, is separate domestic hard-wired smoke/heat alarm within the flats installed to a suitable standard?	No			
	Comments		Multiple issues identified to flat fire alarm systems including; Flat 14 - missing heat detector to kitchen. Flat 28 - missing heat detector to kitchen.		
	Recommendation		Upgrade fire alarm systems.		B
P6	Is a social alarm system required to allow remote monitoring of independent domestic hard-wired smoke/heat alarm systems within the flats? (Sheltered accommodation)	Not Applicable			
	Comments				
P7	Is the building provided with a remotely monitored social alarm system? (Sheltered accommodation)	Yes			
	Comments		Emergency evacuation alarm system in operation. The main control panel is present to the ground floor caretaker area. Linked intercom devices are present to flats.		
P8	Are independent domestic hard-wired smoke/heat alarm systems within the flats adequately monitored via a social alarm system? (Sheltered accommodation)	Not Applicable			
	Comments				
P9	Are all other AFD and alarm system issues satisfactory?	Yes			
	Comments				
P10	Are all other fire detection and alarm system issues satisfactory? [1]	Yes			
	Comments				
P11	Are all other fire detection and alarm system issues satisfactory? [2]	Yes			
	Comments				

Q - Limiting Fire Spread

			Response	Quantity	Priority
Q1	Is the level of compartmentation adequate? (Special consideration should be given to converted or non 'purpose built' premises)	Yes			
	Comments		We understand 60 minutes fire resistance is provided subject to addressing actions within this report.		

		Response	Quantity	Priority
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?	No		
	Comments	Apparent unsealed service penetrations and holes present to electrical cupboard walls and boarding above door.		
	Recommendation	Appoint a competent fire works contractor and upgrade fire stopping.		B
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)	No		
	Comments	Unable to ascertain whether adequate fire stopping is provided behind areas of boxing in and where services penetrate into flats.		
	Recommendation	Investigate and upgrade fire stopping if necessary.		B
Q8	Is compartmentation maintained at electrical meter cupboards in flat walls?	Not Applicable		
	Comments			
Q9	If required, are dampers provided? (Base of refuse chute, ductwork etc.)	Yes		
	Comments	Fire bin chute 6 month service compliant until 26.05.25. Fire bin chute deep clean compliant until 07.06.25.		
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		

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			Response	Quantity	Priority
Comments					
Q12	If provided are curtains or drapes within common areas appropriate to limit fire spread/growth?	Not Applicable			
Comments					
Q13	Are the external walls of the building satisfactory with regard to fire spread? (For buildings over 18m consider flammability of cladding/external insulation system if provided)	No			

	Response	Quantity	Priority
Comments	<p>An intrusive external wall survey has been undertaken by Artec Fire.</p> <p>Artec Fire has completed an external wall assessment (FRAEW) in accordance with the methodology outlined in PAS 9980:2022 based on the desktop information provided by the client (LIVV Housing Group) and the evidence obtained from the adverse survey completed by Artec Fire.</p> <p>Artec fire has concluded that the external walls on this building present an 'upper medium' risk and remediation is required for the external walls of the building.</p> <p>Based on the outcome of the FRAEW assessment, it is recommended that the following works should be undertaken to reduce the risk to an acceptable level in the long term:</p> <p>1. For the rendered wall system:</p> <p>Remove and replace the rendered phenolic insulation with equivalent of limited combustible material.</p> <p>Seal all gaps within the OSB sheathing board and rectify the fixings to the sheathing board, or, remove and replace the sheathing boards with equivalent of limited combustible boards.</p> <p>2. For the brickwork wall system:</p> <p>Where the substrate is timber frame and there are capacity voids, provide proprietary cavity barriers along around the window openings or along the edge of the void.</p> <p>Additionally a temporary common alarm system should be installed to the building, the alarm system should be specified and installed to support a temporary change from a stay-put policy to a simultaneous evacuation strategy in purpose built blocks of flats.</p> <p>The following timelines should be followed for mitigation and remedial works:</p> <p>Immediate action: Inform the residents of the plan to implement the interim measure, including the temporary evacuation strategy, and remediation work. Remove all combustible materials around the building and / or on the balconies.</p> <p>Within one month: plan for the commencement of the implementation of the interim measure, i.e. installation of the common alarm system as soon as practically possible.</p> <p>Within three months: completion of the installation of the common fire alarm in the building.</p> <p>No more than 12 months: commencement of the remediate work as soon as practically possible.</p>		

			Response	Quantity	Priority
Recommendation			Carry out the required works in accordance with Artec Fire FRAEW report. A summary of the required works is provided above, however it is advisable that LIVV Housing Group fully review this report and satisfy themselves that all necessary works and recommendations are undertaken in timely manner.		A
Q14	Are all other fire spread/compartmentation issues satisfactory? (For buildings over 18m consider flammability of cladding/external insulation system if provided)	Not Applicable			
	Comments		Refer to above action.		
Q15	Does the property require a Fire Risk Appraisal of External Walls (FRAEW)	Not Applicable			
	Comments		Refer to above action.		
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			
	Comments				

R - Fire Extinguishing Appliances

		Response	Quantity	Priority
R1	If required, is there reasonable provision of portable fire extinguishers?	Yes		
	Comments	Present to caretaker / plant areas only.		
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 devices present to main entrance and associated gerda box noted externally for the attention of the fire service.		
S2	Is the building provided with a fire mains system? (Dry or wet riser etc.)	Yes			
	Comments				
S3	Is the building provided with a lift (or lifts) used for fire safety purposes? (Firefighting, fireman's or evacuation lift)	Yes			
	Comments		'Do not use lift in the event of a fire' signage noted adjacent to lifts.		
S4	Is the building provided with disabled evacuation aids? (Evacuation chairs, sheets, mats or sledges etc.)	Not Applicable			
	Comments				
S5	Is a sprinkler system provided within the building? (provide details of type and extent)	Yes			
	Comments		Comprehensive sprinkler system present to common areas, flats, caretaker areas and plant rooms.		
S6	Are hose reels provided within the building?	Not Applicable			
	Comments				
S7	Is any other relevant system/equipment installed? [1] (state type of system and comment as necessary)	Yes			
	Comments		Evacuation alert monthly inspection compliant until 09.02.25. Full load 12 month test compliant until 18.03.25. 6 month test compliant until 25.05.25.		
S8	Is any other relevant system/equipment installed? [2] (state type of system and comment as necessary)	Yes			
	Comments				
S9	Is any other relevant system/equipment installed? [3] (state type of system and comment as necessary)	Yes			
	Comments				

T - Fire Safety Management

Fire Risk Assessment

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

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

U - Training and Drills

		Response	Quantity	Priority
U1	Do staff receive adequate induction and annual refresher fire safety training? To include fire risks in the premises, fire safety measures in the building, action in the event of fire and on hearing alarm, location and use of fire extinguishers, calling the fire service.	Yes		
	Comments	Understand all staff undergo annual fire safety awareness training.		
U2	Are employees nominated to assist in the event of fire given additional training?	Not Applicable		
	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?	No		
	Comments	Due to the recent change in evacuation policy from a stay-put to a simultaneous evacuation policy in accordance with findings contained within recent FRAEW. Upon completion of the necessary works to the existing fire alarm it is advisable that routine fire drills are undertaken to test the effectiveness of the evacuation policy and that all residents fully understand this revised strategy in the event of a fire.		
	Recommendation	Carry out routine evacuation drills and ensure these are suitably recorded.		R

V - Testing and Maintenance

		Response	Quantity	Priority
V1	Is the fire alarm system tested weekly and periodically serviced?	Yes		
	Comments	Weekly testing compliant until 05.02.25. 6 month service compliant until 25.05.25.		

Fire Risk Assessment

		Response	Quantity	Priority
V2	Is the emergency lighting system tested monthly and annually?	Yes		
	Comments	Monthly testing compliant until 09.02.25. Annual servicing compliant until 30.05.25.		
V3	Are fire extinguishers serviced annually?	Yes		
	Comments	Monthly inspection compliant until 09.02.25. Annual service compliant until 26.02.25.		
V4	Are rising mains inspected six-monthly and tested annually?	Yes		
	Comments	Dry riser annual service compliant until 07.06.25. Annual pressure test compliant until 07.06.25.		
V5	Is the lightning protection system annually inspected and tested?	Yes		
	Comments	Compliant until 15.10.25.		
V6	Are fire blankets tested and serviced in accordance with relevant guidance?	Not Applicable		
	Comments			
V7	Is the smoke control system inspected, tested and serviced in accordance with relevant guidance?	Yes		
	Comments	AOV monthly testing compliant until 09.02.25. 6 month service compliant until 14.04.25.		
V8	Are access control systems inspected, tested and serviced in accordance with relevant guidance?	Yes		
	Comments	Compliant until 07.01.26.		
V9	Are drop key override switch facilities for Fire and Rescue Service access inspected, tested and serviced in accordance with relevant guidance?	Not Applicable		
	Comments			
V10	Are lifts in the building used for fire safety purposes inspected, tested and serviced in accordance with relevant guidance? (Firefighting, fireman's or evacuation lift)	Not Applicable		
	Comments			
V11	Is the sprinkler system provided within the building inspected, tested and serviced in accordance with relevant guidance?	Yes		
	Comments	6 month sprinkler service compliant until 15.07.25. Monthly testing compliant until 09.02.25.		
V12	Are hose reels provided within the building inspected, tested and serviced in accordance with relevant guidance?	Not Applicable		
	Comments			

		Response	Quantity	Priority
V13	Are the disabled evacuation aids regularly inspected, tested and serviced?	Not Applicable		
	Comments			
V14	Are all other systems serviced? (Consider fire-fighting lifts, sprinkler systems)	Yes		
	Comments			
V15	Is the fire safety system or equipment detailed in S8 inspected, tested and serviced in accordance with relevant guidance? [1]	Yes		
	Comments			
V16	Is the fire safety system or equipment detailed in S9 inspected, tested and serviced in accordance with relevant guidance? [2]	Yes		
	Comments			

W - Records

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

Fire Risk Assessment

		Response	Quantity	Priority
W8	Are fire mains inspections, tests and services recorded?	Not Applicable		
	Comments			
W9	Are records kept of the lightning protection system inspections, tests and servicing?	Not Applicable		
	Comments			
W10	Are fire blanket inspections and servicing recorded?	Not Applicable		
	Comments			
W11	Are the smoke control system inspections, test and servicing recorded?	Yes		
	Comments			
W12	Are the access control systems inspections, test and servicing recorded?	Yes		
	Comments			
W13	Are drop key override switch facilities inspections, tests, and services recorded?	Not Applicable		
	Comments			
W14	Are lifts inspections, tests and services recorded?	Not Applicable		
	Comments			
W15	Are the sprinkler systems inspections, tests and services recorded?	Not Applicable		
	Comments			
W16	Are hose reels inspections, tests and services recorded?	Not Applicable		
	Comments			
W17	Are the disabled evacuation aids inspections, tests and services recorded?	Not Applicable		
	Comments			
W18	Is testing/maintenance of any other fire protection systems recorded?	Not Applicable		
	Comments			
W19	Are records kept of the inspections, tests or services for other relevant system/equipment noted [1]?	Not Applicable		
	Comments			

			Response	Quantity	Priority
W20	Are records kept of the inspections, tests or services for other relevant system/equipment noted [2]?	Not Applicable			
	Comments				

X - Electrical Services

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

Y - Gas Services

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

Z - Other Issues

		Response	Quantity	Priority
Z1	Are all issues deemed satisfactory? [1]	Yes		
	Comments	Notable fire stopping apparent to riser cupboards.		
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	Extreme Harm
Premises Risk Rating	High
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:

Extreme 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.

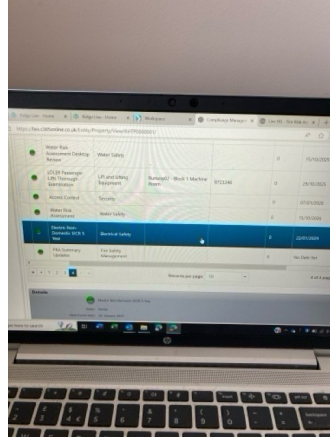
Accordingly, it is considered that the risk to life from fire at these premises is:

Substantial

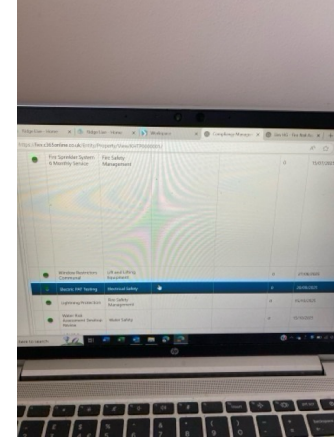
Photographs



A1 - Photo 1



A2 - Photo 1



A4 - Photo 1



B4 - Photo 1



C2 - Photo 1



F1 - Photo 1

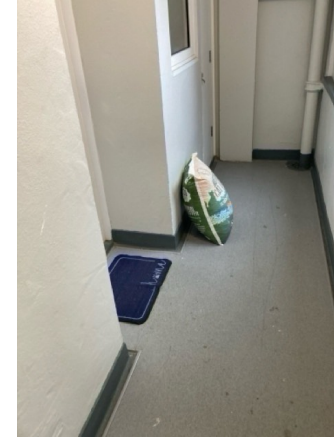
Fire Risk Asssessment



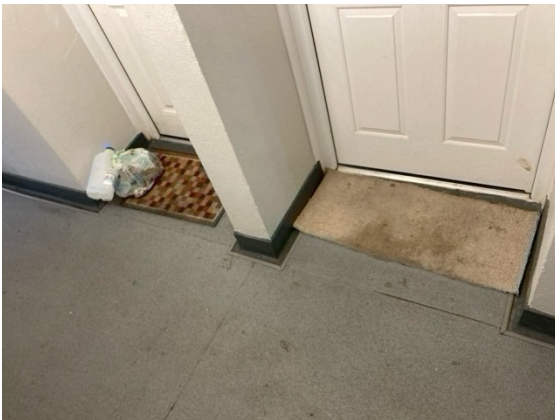
G5 - Photo 1



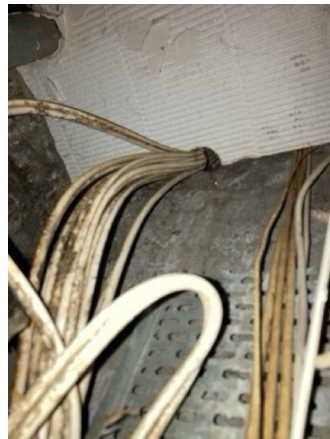
G6 - Photo 1



G6 - Photo 2



G6 - Photo 3



J1 - Photo 1



J1 - Photo 2

Fire Risk Asssessment



J1 - Photo 3



K3 - Photo 1



K3 - Photo 2



K3 - Photo 3



K9 - Photo 1



K6 - Photo 1



K7 - Photo 1



K14 - Photo 1



K14 - Photo 2



L1 - Photo 1



L1 - Photo 2



L1 - Photo 3



L4 - Photo 1



L6 - Photo 1



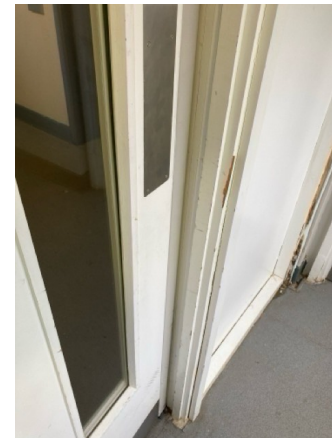
L7 - Photo 1



M1 - Photo 1



M2 - Photo 1



M2 - Photo 2



M2 - Photo 3



M3 - Photo 1



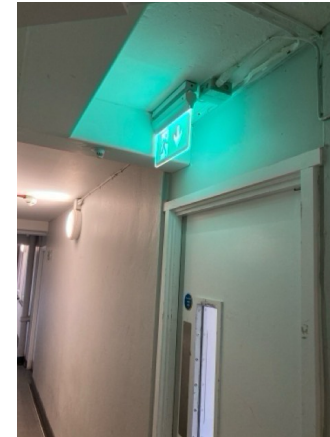
M5 - Photo 1



M6 - Photo 1



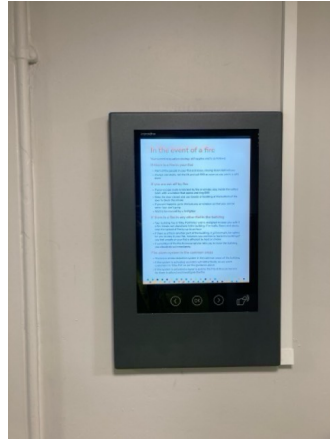
N1 - Photo 1



N1 - Photo 2



O1 - Photo 1



O1 - Photo 2



P1 - Photo 1



P1 - Photo 2



P5 - Photo 1



P5 - Photo 2



P7 - Photo 1



P7 - Photo 2



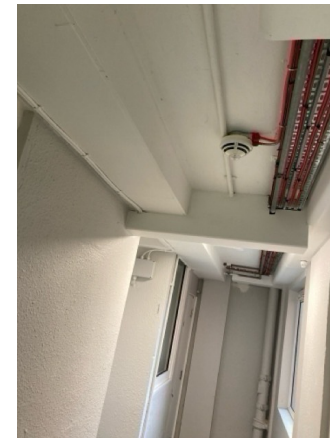
Q3 - Photo 1



Q3 - Photo 2



Q3 - Photo 3



Q7 - Photo 1

Fire Risk Asssessment



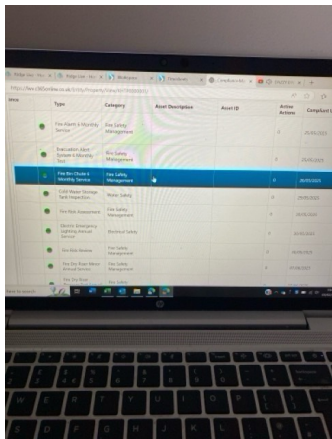
Q7 - Photo 2



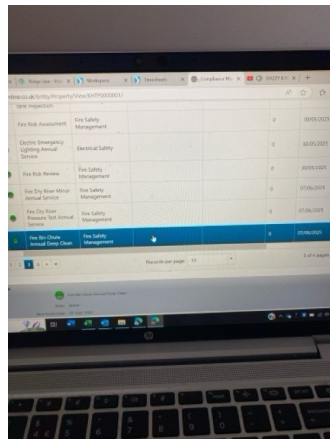
Q7 - Photo 3



Q9 - Photo 1



Q9 - Photo 2



Q9 - Photo 3



Q13 - Photo 1

Fire Risk Assessment



R1 - Photo 1



S1 - Photo 1



S1 - Photo 2



S3 - Photo 1



S5 - Photo 1

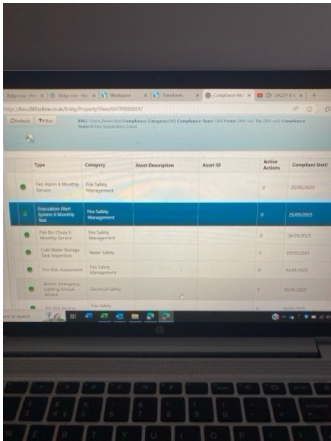


S5 - Photo 2

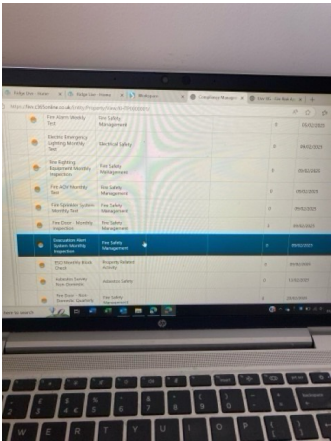
Fire Risk Asssessment



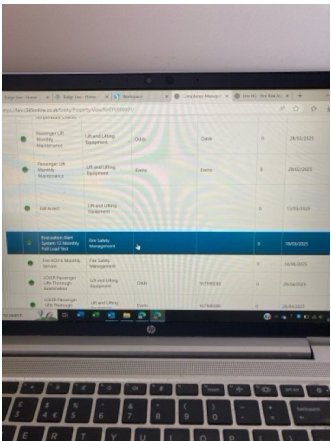
S5 - Photo 3



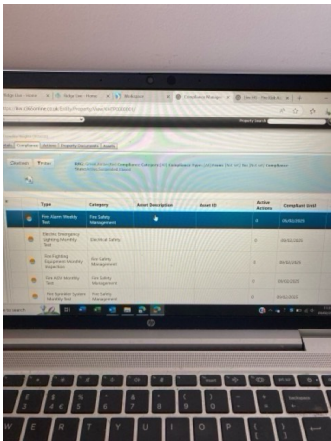
S7 - Photo 1



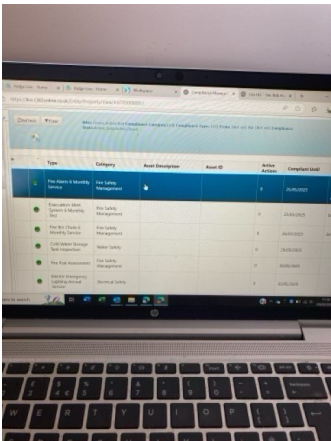
S7 - Photo 2



S7 - Photo 3



V1 - Photo 1



V1 - Photo 2

Fire Risk Assessment

Type	Category	Asset Description	Asset ID	Active Status	Completion Date
Fire Alarm	Fire Alarm	Fire Alarm	1	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	2	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	3	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	4	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	5	Active	2023/01/01

V2 - Photo 1

Type	Category	Asset Description	Asset ID	Active Status	Completion Date
Fire Alarm	Fire Alarm	Fire Alarm	1	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	2	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	3	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	4	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	5	Active	2023/01/01

V2 - Photo 2

Type	Category	Asset Description	Asset ID	Active Status	Completion Date
Fire Alarm	Fire Alarm	Fire Alarm	1	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	2	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	3	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	4	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	5	Active	2023/01/01

V3 - Photo 1

Type	Category	Asset Description	Asset ID	Active Status	Completion Date
Fire Alarm	Fire Alarm	Fire Alarm	1	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	2	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	3	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	4	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	5	Active	2023/01/01

V3 - Photo 2

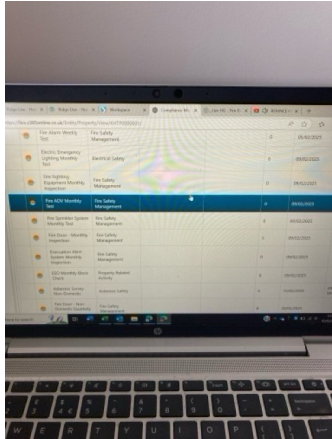
Type	Category	Asset Description	Asset ID	Active Status	Completion Date
Fire Alarm	Fire Alarm	Fire Alarm	1	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	2	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	3	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	4	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	5	Active	2023/01/01

V5 - Photo 1

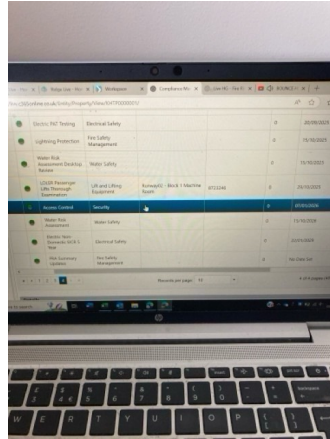
Type	Category	Asset Description	Asset ID	Active Status	Completion Date
Fire Alarm	Fire Alarm	Fire Alarm	1	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	2	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	3	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	4	Active	2023/01/01
Fire Alarm	Fire Alarm	Fire Alarm	5	Active	2023/01/01

V7 - Photo 1

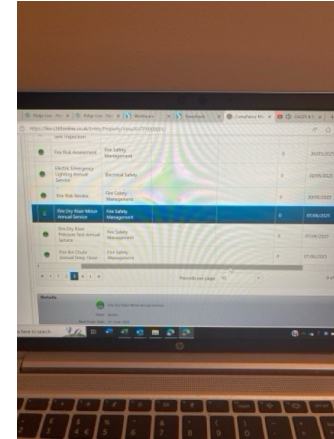
Fire Risk Asssessment



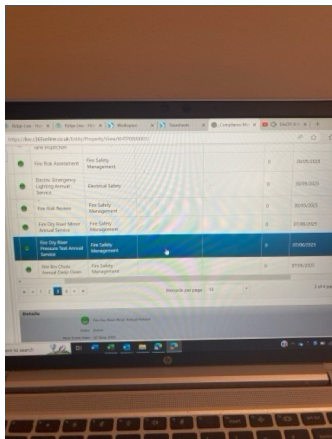
V7 - Photo 2



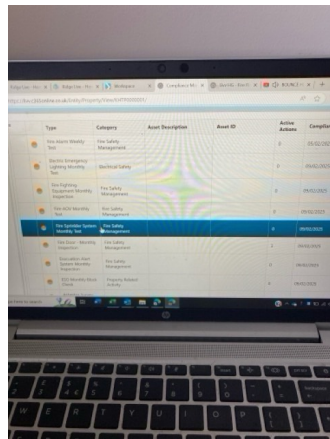
V8 - Photo 1



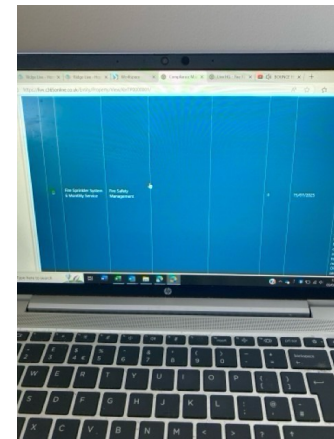
V4 - Photo 1



V4 - Photo 2



V11 - Photo 1



V11 - Photo 2



Z1 - Photo 1



Z1 - Photo 2



Z1 - Photo 3



Scheme Registration Certificate

This is to certify that

Ridge and Partners LLP

The Cowyards, Blenheim Park, Woodsotck, OX20 1QR

has satisfactorily complied with the requirements of scheme

BAFE SP205

For Life Safety Fire Risk Assessment

Ridge and Partners LLP is 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)

Date of Issue: 01/04/2025

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: 001033

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

Date of FRA: 18/03/2025

Target Completion Date for all recommendations: 18/03/2026

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

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

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

Priority	No. of Actions	Due by Date	Total no. of Actions Completed	Total no. of Actions Outstanding
U	0		0	0
A	2	18/06/2025	0	2
B	7	18/03/2026	4	3
C	0		0	0
R	2	18/03/2026	2	0
Man 1	0		0	0
Man 2	0		0	0
Total	11		6	5

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