

Fire Risk Assessment

Property assessed: 1-29 Alexandra Court 20 Princes Road Liverpool L8 1TH
Client: Riverside
UPRN: 9709270192
Property Classification: Level 1
Document Print Date: 26/02/2019



FRA Inspection Date: 19/06/2018
FRA Issued to Client: 03/09/2018
FRA valid to: 03/09/2019
FRA completed by: Savills (UK) Ltd,
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Contents



- 1** Executive Summary
 - 1.1 Compliance and Risk Record
 - 1.2 Recommendation Summary
 - 1.3 Evacuation Strategy
- 2** N/A
- 3** Introduction and Scope
 - 3.1 Limitations
 - 3.2 Legislation
 - 3.3 Risk Level
 - 3.4 Recommendation Priorities
- 4** Property Details
- 5** N/A
- 6** BAFE Certificate

Please Note - The Action Plan within this report will update to reflect the status of each recommendation as at the date on which the report is generated. Please refer to the Document Print Date on the cover page.

1 Executive Summary



1.1 Compliance and Risk Record

Property Classification	Level 1
BAFE SP205 -1 Certificate Number	Refer to Master Property List
Responsible Person	Riverside
Assessment Completed by	Richard Maze
Assessment Checked by	Stephen Montgomery
Date of inspection	19/06/2018
Date of Assessment Issue to Client	03/09/2018

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 this property is:	Medium
Taking into account the nature of the property and occupants, as well as 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
The derived assessment risk rating of the property is:	Moderate
On satisfactory completion of all remedial works the risk rating of this property may be reduced to:	Tolerable

Recommended Reassessment Date	03/09/2019
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1.2 Recommendation Summary

Priority	Number of recommendations not complete	
	At time of assessment	At report print date
U	0	0
A	5	5
B	5	5
C	4	4
R	0	0
Man1	5	5
Man2	16	16

Note: See section 3.4 for the timescales associated with each priority in the table above.

1.3 Evacuation Strategy

Evacuation strategy for this property at time of assessment	Stay Put
Notes	The property is a purpose built block with an adequate standard of compartmentation. The current Stay Put evacuation strategy is considered appropriate.
Recommended evacuation strategy for this property	Stay Put

3 Introduction and Scope



3.1 Limitations of this assessment

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 properties (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 general guidance we would recommend that the 'no access' areas are inspected as soon as possible.

3.2 Legislation

This fire risk assessment has been carried out to meet the requirements of The Regulatory Reform (Fire Safety) Order 2005 [the Order]. The following is a summary description of some of the key articles listed in the Order:

Article 3	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 4	Defines the meaning of general fire precautions
Article 5	States 'a person in control of the premises' may be a person who has an obligation for the maintenance / repair of the premises or the safety in the premises.
Article 6	Lists exemptions, which includes domestic premises occupied as a single private dwelling.
Article 8	Requires general fire precautions are undertaken to ensure the safety of employees / relevant persons.
Article 9	Requires the responsible person to carry out a fire risk assessment. This assessment must be reviewed regularly and if there is reason to suspect that it is no longer valid there has been a significant change.
Article 11	Defines the responsible person as a.) the employer, bi.) the person in control of the premises, or b.ii) the owner/landlord.
Article 13	Requires the recording of significant findings from the fire risk assessment, where a.) five or more people are employed, b.) a licence under an enactment is in force, or c.) an alterations notice is in force.
Article 14	Requires that escape routes and exits are kept clear and accessible at all times.
Article 15	Highlights the need for fire drills and competent persons to assist in their undertaking.
Article 17	Requires suitable maintenance of fire safety facilities and equipment.
Article 19	Requires communication with employees, including the significant findings of the fire risk assessment.
Article 20	Requires that any external employers / employees who are working (or have staff working) in premises are provided with relevant information on the risks and the preventive and protective measures in place.
Article 21	Requires that employees are provided with suitable and appropriate training.
Article 22	Requires co-operation / coordination where two or more responsible persons share duties in premises.
Article 23	Lists the general duties of employees at work.

3.3 Risk Level

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.

It should be noted that, although the purpose of estimating the risk level 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 and a reassessment completed by the date recommended in this report.

3.4 Recommendation Priorities

All recommendations made for remedial action as result of the fire risk assessment are assigned a priority in this report. The priorities used have an associated timescale for completion of the recommendations. These are as follows:

Recommendation Priorities:	Recommended Timescales
U	1 day
A	3 months
B	12 months
C	12 months
R	Unlimited
Man1	1 month
Man2	3 months

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

4 Property Details



UPRN	9709270192
Number Range	1-29
Building Name	Alexandra Court
Street Number	20
Street	Princes Road
City/Town	Liverpool
Postcode	L8 1TH
Property Designation	Sheltered Housing

Building Layout Information	
Total No. of Floors	5
Total No. of Floors (common area only)	5
Total No. of Storeys (ground and above)	5
Ground Floor Area (m2) (if applicable)	N/A
Total Area of All Floors (m2) (if applicable)	N/A
Building Layout Description	A 5 storey sheltered housing scheme containing a total of 30 flats located on 7 floor levels (plus a small basement services area). The premises have been purpose built but retain the original protected terraced frontage and have been extended to the rear. All flats are accessed off the internal access corridors. Flat 4A has an additional entrance direct from open area at the front. Ancillary accommodation consists of offices, communal lounge and associated kitchen, meeting room, hairdressing salon, guest room, laundry, storage facilities, electricity apparatus cupboards, lift motor room, WC and bathroom facilities. The basement (accessed from an external stairway at the front) contains the mains gas meter apparatus room, boiler room and water tank room. Two stairways and one passenger lift are provided in the premises. Stepped and ramped access to the front and level access to the rear.
Extent of Common Areas (area assessed)	Entire premises with the exception of the internal areas of flats.
Areas of the building to which access was not available.	Individual flats with the exception of flats 2 and 6.
Total number of Flats/Bedsits/Bedrooms (as applicable)	30
Number accessed off the Common Area	30
Flats/Bedsits/Bedrooms sample inspected	Flats 2 and 6
Building Use	Single Use
Details of ancillary use (if applicable)	
Total No. of Common Entrances/Exits	9
Block Accessibility	Ramped
Total No. of Common Staircases	2

Construction Information	
Construction Type	Traditional
Property Type	Purpose Built
Date of Construction or Conversion (year approx.)	1992
Floor Construction Type	Concrete
Stair Construction Type	Concrete
External Wall Construction Type	Cavity Masonry
External Wall Finish Type	Brick
Other Construction Information	Frontage of the premises is original rendered block. Rear is brick.

Occupant Information	
Management Extent	Managed Building (Manager or Senior Staff onsite regularly)
Details of any onsite management	A minimum of one staff member is on site during normal working hours only.
Person managing fire safety in the premises	Abdi Ahmed, Sheltered Housing Manager.
Person consulted during the FRA	Abdi Ahmed and occupants of flats 2 and 6
Number of Residents	Number advised by client - see comment.
-Comments	Advised that the maximum number is:- 30
Number of Employees	Staff on site during working hours - see comment
-Comments	Number of staff is:- 1
Number of members of the public (maximum estimated)	Number determined by calculation - see comment.
-Comments	Calculated maximum number permitted to be in the communal lounges is:- 100
Identified people especially at risk	Sheltered - see comment
-Comments	Currently, no residents require assistance to evacuate, This is a sheltered Housing Scheme premises so occupants are assumed to be elderly but otherwise typical of the general population

Other information	
Fire loss experience (since last FRA)	Staff reported that several small fires had occurred within flats over the past few years due to smoking materials but no evidence of recent fire losses was noted at the time of the inspection.
Any other relevant information	These premises are owned, maintained and managed by the Riverside Group. No hoarders, fire raisers or persons addicted to substances are currently accommodated in the premises.

In preparing this report reference has been made to a number of key legislative and guidance documents as identified below. Other guidance documents may also be applicable to the assessment which have not been listed here. A full list of guidance documents used in the assessment is available from the risk assessment company on request.

Fire Safety Legislation	
Main fire safety legislation applying to these premises	01) Regulatory Reform (Fire Safety) Order 2005
Other applicable legislation	

Fire Safety Guidance	
Main fire safety guidance used in this assessment	03) NFCC - 'Fire Safety in Specialised Housing' - 2017
Other key fire safety guidance referred to	<p>PAS79 - 'Fire Risk Assessment - a recommended methodology' - 2012</p> <p>BS 5266-1:2016 - 'Emergency Lighting - Code of practice for the emergency lighting of premises'</p> <p>BS 5266-8:2004 - 'Emergency escape lighting systems'</p> <p>BS 5499-4:2013 - 'Safety signs. Code of practice for escape route signage'</p> <p>BS 5839-6:2013 - 'Fire detection and alarm systems for buildings. Code of practice for domestic premises'</p> <p>BS 5499-10:2014 - 'Guidance for the selection and use of safety signs and fire safety notices'</p>

BAFE Certificate



Part 1a	Name & Address of Certificated Organisation: Savills (UK) Ltd, 33 Margaret Street, London, W1G 0JD
Part 1b	BAFE registration number of issuing Certificated Organization: NSI00539
Part 2	Name of client: Riverside
Part 3a	Address of premises for which the fire risk assessment was carried out: 1-29 Alexandra Court 20 Princes Road Liverpool L8 1TH
Part 3b	Part or parts of the premises to which the fire risk assessment applies: Common Parts only (not dwellings, where applicable)
Part 4	Brief description of the scope and purpose of the fire risk assessment: Life Safety (as per agreed Specification)
Part 5	Effective date of the fire risk assessment: 03/09/2018
Part 6	Recommended date for reassessment of the premises: 03/09/2019
Part 7	Unique reference number of this certificate: Refer to Master Property List

This certificate is issued by the organization named in Part 1 of the schedule in respect of fire risk assessment provided for the person(s) or organization named in Part 2 of the schedule at the premises and / or part of the premises identified in Part 3 of the schedule.

We, being currently a 'Certificated Organization' in respect of fire risk assessment identified in the schedule, certify that the fire risk assessment referred to in the schedule complies with the Specification identified in the schedule and with all other requirements as currently laid down within the BAFE SP205 Scheme in respect of such fire risk assessment.

Signed for and on behalf of the issuing Certificated Organization:

John Herbison FCABE MIFireE (Director)



Date of Issue



03/09/2018

