

FIRE RISK ASSESSMENT - Specialised Housing (Independent Living) (v4. August 2017)

Regulatory Reform (Fire Safety) Order 2005: Sleeping Accommodation

The purpose of the fire risk assessment is to evaluate the risk to people from fire, particularly vulnerable residents, taking into account existing fire safety measures, and to determine whether additional measures are necessary. The report does not address the risk to property or business continuity from fire.

The Regulatory Reform (Fire Safety) Order applies to the common areas of the building and the fire safety facilities provided in support of the building.

This fire risk assessment has not involved destructive inspection of the building, such as opening up of construction. However, where practicable, assessors should lift a sample of accessible false ceiling tiles, open a sample of service risers and inspect reasonably accessible roof voids (if present).

It will normally be necessary to gain limited entry to at least a sample of flats to examine the necessary measures (fire-resisting, self-closing entrance door; fire detection; monitoring of fire detection) to ensure that, when a fire occurs in a resident's accommodation, there is no undue risk to other residents.

This fire risk assessment considers the 'general fire precautions' defined in the FSO, the principal precautions for specialized housing are:

- A. Measures to reduce the risk of fire and the risk of the spread of fire
- B. Means of escape from fire and to ensure that escape routes can be safely and effectively used
- C. Measures to ensure automatic detection and early warning of fire
- D. Measures to mitigate the effects of fire (FFE)
- E. An emergency plan, including procedures for residents in the event of fire
- F. Fire Risk Management (inc. training of staff)

RISK ASSESSMENT RATINGS		
Definition of priorities (where applicable):		
Urgent	HIGH	Immediate action required or, if it is not feasibly practical to immediately resolve the issue, it is strongly recommended that a written programme be put in place for resolving and remedial measures put in place to control the risk in the interim period. Considerable resources should be provided to resolve.
Strongly recommended	MEDIUM	It is essential that efforts are made to reduce the risk in the short/medium term. Risk reduction measures, which should take cost into account, should be implemented within a defined time period.
Recommended	LOW	Action required in the longer term, some resources allocated and a programme put in place.

The above table relates to the risk to determine which risks should be addressed first and the best allocation of resources.

Regardless of the severity of the rating, easy actions to resolve, (i.e. closing propped open fire doors), should be done as soon as practically possible. More difficult actions to resolve that may result in alteration to building fabric etc. should be programmed in depending on their severity and difficulty to resolve. The amount of resources allocated to an action is dependent on risk.

INITIAL INFORMATION

Scheme Name **Oak Grange**

Form ID **FRA-2458**

Does the scheme require a full onsite Fire Risk Assessment: **Yes**

FIRE RISK ASSESSMENT

Specialised Housing - Independent Living
(v2. April 2016)

Regulatory Reform (Fire Safety) Order 2005

Category of Premises against the FSO 2005: Sleeping Accommodation

The purpose of this report is to provide an assessment of the risk to life from fire in the building, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

The Regulatory Reform (Fire Safety) Order applies to the common areas of the building and the fire safety facilities provided in support of the building.

Fire Risk Assessment Type **Type 1 – Common parts only (non-destructive)**

Responsible Person **Housing 21**

Court Address **48 Brookside Avenue, LIVERPOOL**

Court Manager **Diane Platford**
(Fire Safety Manager)

Do you wish to change Court Manager? **No**

New Court Manager

Property Service Manager **Matthew Score**

Do you wish to change the Property Service Manager? **No**

New Property Service Manager

Fire Risk Assessor **David Johnson**

Date of Fire Risk Assessment **30/09/2024**

Date of Previous Fire Risk Assessment **11/10/2023**

Suggested date for review

12 months or sooner if:

- Any structural or material change to the premises;
- A change of work practice;
- A near miss or fire incident;
- A significant change in staff levels.

The Building

Is the building purpose built for its intended use? **Yes**

It is assumed that compartmentation was at an adequate standard at the time of construction.

Is it a conversion that is believed to have been converted in accordance with Building Regulations?

Number of floors **11**

Number of flats **62**

Date Built **12/03/2015**

Age of building **9**

Scheme type **Extra Care**

Scheme type Other

Brief details of construction **Steel /concrete framed construction with brick /block infill panels. The property was refurbished in 2015 to its current standard. There are two passenger lifts in place. There is a communal lounge laundrette facility and two staff offices.**

Do the elements of construction between flats and the common areas i.e. walls, floors, landings, stairwells and ceilings appear from a visual inspection to be in good condition? **Yes**

Please Specify

From a head and shoulders inspection of an accessible roof void does the roof void compartmentation appear to be adequate and in good condition? **N/A**

Location of loft latches **N/A**

Are the loft latches lockable? **N/A**

Approximate quantity of loft latches **Not applicable.**

Are there any additional compartmentation requirements? **No**

Please specify

Are the walls or ceiling linings within the premises considered combustible? **No**

Please specify

Is an external wall cladding system present (inclusive of window and infill panels)? **Yes**

Cladding

Cladding Type	If Other Please Specify	Percentage of Cladding Present	Comments
Render system		90	There is a render system in place which covers a rockwool insulation.

Insulation

Insulation type	If Other Please Specify	Comments
Glass wool		The insulation system as been identified and tested. It is a fibrous /rockwool type.

Are balconies present? **No**

Construction Materials

Is there any evidence of unsafe disposal of smoking materials and the misuse of barbeques?

Taking into account construction materials and geometry, does the balcony adequately resist the spread of fire over the walls and from one building to another?

Timber Framed **No**

Please provide further details

Section 1 Summary / Observations **Oak Grange is a tower block. It has been used as residential accommodation since the mid 1960's. While this type of building lends itself ideally to able bodied residents, it is evident that some less mobile residents find living in high rise accommodation challenging.**

Imagery

Means of Giving Warning in Case of Fire

Is there a manually operated fire alarm system provided? **Yes**

Is there automatic fire detection provided? **Yes**

Provide a description of the fire alarm system in place. i.e., An addressable Part 1 system in the communal areas extending a heat detector into the hallway of each flat and a Part 6 system in flats all linked to the Alarm Receiving Centre. L2 & LD1

The alarm system complies with BS 5839. It has a Gent Vigilon fire panel located on the ground floor. The L5 system is linked to a sprinkler system. The sprinklers provide coverage to flats and high risk areas.

Is there automatic and remote fire alarm signal transmission?

Yes

In the event of a communal fire alarm activation does the lift automatically ground to the nearest exit level?

Yes

Does the Court Manager fully understand the fire evacuation strategy for the building?

Yes

Is a zone plan in place?

Yes

Section 2 Summary / Observations

None.

Imagery

Details of Fire Loss

Has there been any impact to the building as a result of fire? **No**

Details of Fire Loss

Summary / Observations

None

Imagery

The Occupant – Information Provided by the Court Manager

Maximum number sleeping within individual flats (approximate) **2**

Maximum number of employees at any one time (approximate) **4**

Maximum number of visitors/others at any one time (assumed) **30**

Are arrangements in place to ensure that where necessary, person-centred fire risk assessments have been carried out for high risk residents? **Yes**

Quantify high-risk residents and detail whether support would be required from the attending fire and rescue service to assist them to a relative place of safety. Ensure details of the specific residents and their requirements can be found in the folder located in the red fire box.

They will all need assistance.

Has a Fire Emergency Evacuation Plan been carried out on all residents where required (high risks)? **Yes**

Are there communal rooms present that require an occupancy limit e.g., communal lounges and dining rooms?

Yes

Communal Lounge and Dining Occupancy

If more than 60 people are present, then a minimum of two separate exits are required. For two exits from a room to be considered alternative they should be located at least 45° apart. This prevents having to walk directly towards a fire when there are large numbers of people present or long escape routes.

The calculated occupant capacity should be determined by using 1 M2 per person for areas such as dining, lounge/common rooms.

In the event of a fire then it is always assumed that one exit is unavailable, and this is always the largest exit

Occupancy Figures with 1 Available Exit

Max No. of Persons	Minimum Clear Opening
60	750mm
110	850mm
220	1050mm
More than 220	+5mm per person

Room Type	Room	Occupancy Limit
Lounge	Lounge with small communal kitchen. There is	30

	a fire exit into the communal garden.	
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Summary / Observations

None

Imagery

Evacuation Strategy and Training

What is the current Fire Evacuation Strategy? **Stay Put / Delayed**

Please Specify

Delayed / Stay Put Evacuation

A delayed or stay put evacuation strategy requires the residents to remain in their individual flats until such time as a decision is made (usually by the fire service) to partly or fully evacuate the building, moving the residents to a place of safety. Evacuation strategies are detailed in the Fire Risk Management document.

Has the Court Manager/Housing Manager, or designated member of staff, successfully completed the Fire Safety Manager course? **Yes**

Have the nominated fire wardens attended relevant training and are competent to respond to the fire alarm? **Yes**

On Extra Care court only, have all HC21 care staff completed Fire Warden eLearning **Yes**

Are all staff familiar with the Fire Evacuation Strategy? **Yes**

Please specify

Does the resident fire box information document reflect customers individual needs, risks and evacuation arrangement? **Yes**

Please specify

Summary / Observations

Limited number of staff providing full time cover.

Imagery

Fire Hazards - Elimination & Control

Are electrical intakes/meter units within the common areas enclosed in construction likely to afford a nominal period of fire resistance? **Yes**

Please provide further details

Are reasonable measures taken to prevent fires of an electrical origin? **Yes**

Please specify

Fixed & Portable installations periodically inspected and tested? (last inspection date) **28/11/2023**

Communal hardwire testing carried out in the last 5 years? (last inspection date) **10/01/2020**

Evidence of PAT testing for mobility scooter charged in designated communal areas **Yes**

Suitable limitation in the use of trailing leads and adapters? **Yes**

A 'No Smoking' policy is adopted in internal communal areas. Smoking is permitted in individual private flats.

Is there a suitable designated external smoking location? **No**

Is there any evidence of breaches to the smoking policy? **No**

Does the basic security against arson appear reasonable? **Yes**

Are refuse storage arrangements suitable **Yes**

Are there any combustibles near the building that has potential for ignition? **No**

Is the use of portable heaters restricted as far as possible? **Yes**

Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided? **Yes**

Are fixed heating installations subjected to regular maintenance? **Yes**

Are reasonable measures taken to prevent fires as a result of cooking within the communal or commercial kitchen? **Yes**

Filters changed and ductwork cleaned regularly? **N/A**

Suitable fire-fighting equipment available? **Yes**

Does the building have a lightning protection system? **Yes**

Are there any other significant ignition sources that require consideration e.g. oxygen/mobility scooters? **Yes**

Please Provide Further Details: There are 6 located in mobility scooter store.

Is the standard of housekeeping adequate? **No**

Are combustible materials separated from ignition sources? **Yes**

Avoidance of unnecessary accumulation/in appropriate storage of combustible materials or waste?
Yes

Appropriate storage of hazardous materials? **Yes**

Are routine in-house inspections of fire safety precautions undertaken? **Yes**

Is there satisfactory control over works carried out in the building by outside contractors (including 'hot work' permits? **Yes**

Are fire safety conditions imposed on outside contractors? **Yes**

Is there a sufficient management procedure in place for cleaning the filters in the communal tumble driers? **Yes**

Summary / Observations

There is 1x mobility scooter stored on level 3. There is a number of stored items, located on corridors.

Imagery

Fire Protection Measures

Is it considered that the building is provided with reasonable means of escape / fire exists in case of fire? **Yes**

Number of fire exits **3**

Number of staircases **1**

Are the means of escape suitable and compliant with regulations? **Yes**

Exits easily and immediately openable where necessary? **Yes**

Are escape routes unobstructed and free from: storage of combustible items or obstructions, flammable liquids or gases and free from tripping or slipping hazards? **Yes**

Reasonable distance of travel where there is a single direction of travel? **Yes**

Reasonable distance of travel where there are alternative means of escape? **Yes**

Fire exits open in the direction of escape where necessary? **Yes**

Avoidance of sliding or revolving doors as fire exits where necessary? **Yes**

Suitable protection to escape routes? **Yes**

Suitable fire protection for all inner rooms? **Yes**

Are mobility scooter being charged or stored on escape routes **Yes**

Summary / Observations

There are automatically controlled doors to the front and rear and to the mobility scooter room. There a fail safe emergency egress measures in place.

Imagery

Measures to Limit Fire Spread and Development

Is fire compartmentation of a reasonable standard? **Yes**

Do flat front doors that lead onto a common escape route appear to be FD30 and fitted with a self-closing device? **Yes**

Are they notional? **Yes**

Are they certified? **Yes**

Risk assess 25% of entrance doors to residents' accommodation to ensure they are fire resisting and self-closing. Over the next 3 fire risk assessments 100% of doors will need to have been systematically assessed. List the dwelling numbers inspected. If failings are identified please include in observations and action plan.

Door examined	Does the door need an assessment?	Fire Resistance adequate	Adequately Self Closing	Fitted with suitably sized door stops or intumescent strips and cold smoke seals
OAKGRANGE_D017	Yes	Yes	Yes	Yes
OAKGRANGE_D023	Yes	Yes	Yes	Yes
OAKGRANGE_D039	Yes	Yes	Yes	Yes
OAKGRANGE_D006	Yes	Yes	Yes	Yes
OAKGRANGE_D009	Yes	Yes	Yes	Yes
OAKGRANGE_D010	Yes	Yes	No	Yes
OAKGRANGE_D005	Yes	Yes	Yes	Yes
OAKGRANGE_D015	Yes	Yes	Yes	Yes
OAKGRANGE_D016	Yes	Yes	Yes	Yes

OAKGRANGE_D019	Yes	Yes	Yes	Yes
OAKGRANGE_D020	Yes	Yes	Yes	Yes
OAKGRANGE_D025	Yes	Yes	No	Yes
OAKGRANGE_D026	Yes	Yes	Yes	Yes
OAKGRANGE_D027	Yes	Yes	Yes	Yes
OAKGRANGE_D028	Yes	Yes	Yes	Yes
OAKGRANGE_D030	Yes	No	Yes	Yes
OAKGRANGE_D051	Yes	Yes	Yes	Yes
OAKGRANGE_D052	Yes	No	Yes	Yes
OAKGRANGE_D057	Yes	Yes	Yes	Yes
OAKGRANGE_D061	Yes	Yes	Yes	Yes
OAKGRANGE_D014	Yes	Yes	Yes	Yes
OAKGRANGE_D033	Yes	No	Yes	Yes
OAKGRANGE_D003	Yes	Yes	Yes	Yes
OAKGRANGE_D007	Yes	Yes	Yes	Yes
OAKGRANGE_D005	Yes	Yes	Yes	Yes
OAKGRANGE_D008	Yes	Yes	Yes	Yes

OAKGRANGE_D022	Yes	Yes	Yes	Yes
OAKGRANGE_D024	Yes	Yes	No	Yes
OAKGRANGE_D005	Yes	Yes	Yes	Yes
OAKGRANGE_D036	Yes	No	Yes	Yes
OAKGRANGE_D037	Yes	No	Yes	Yes
OAKGRANGE_D042	Yes	Yes	Yes	Yes
OAKGRANGE_D045	Yes	Yes	Yes	Yes
OAKGRANGE_D047	Yes	Yes	Yes	Yes
OAKGRANGE_D050	Yes	Yes	Yes	Yes
OAKGRANGE_D054	Yes	No	Yes	Yes
OAKGRANGE_D059	Yes	Yes	Yes	Yes
OAKGRANGE_D060	Yes	Yes	Yes	Yes
OAKGRANGE_D062	Yes	Yes	Yes	Yes
OAKGRANGE_D063	Yes	Yes	Yes	Yes
OAKGRANGE_D032	Yes	No	Yes	Yes
OAKGRANGE_D004	Yes	Yes	Yes	Yes
OAKGRANGE_D018	Yes	Yes	Yes	Yes

OAKGRANGE_D028	Yes	Yes	Yes	Yes
OAKGRANGE_D031	Yes	No	Yes	Yes
OAKGRANGE_D038	Yes	No	Yes	Yes
OAKGRANGE_D041	Yes	Yes	Yes	Yes
OAKGRANGE_D043	Yes	No	Yes	Yes
OAKGRANGE_D048	Yes	No	Yes	Yes
OAKGRANGE_D012	Yes	Yes	Yes	Yes
OAKGRANGE_D040	Yes	Yes	Yes	Yes
OAKGRANGE_D058	Yes	Yes	Yes	Yes
OAKGRANGE_D011	Yes	Yes	Yes	Yes
OAKGRANGE_D044	Yes	Yes	Yes	Yes
OAKGRANGE_D001	Yes	Yes	Yes	Yes
OAKGRANGE_D002	Yes	No	No	Yes
OAKGRANGE_D021	Yes	Yes	Yes	Yes
OAKGRANGE_D029	Yes	Yes	Yes	Yes
OAKGRANGE_D034	Yes	Yes	Yes	Yes
OAKGRANGE_D035	Yes	Yes	Yes	Yes

OAKGRANGE_D046	Yes	No	Yes	Yes
OAKGRANGE_D049	Yes	Yes	Yes	Yes
OAKGRANGE_D053	Yes	Yes	Yes	Yes
OAKGRANGE_D055	Yes	No	Yes	Yes
OAKGRANGE_D056	Yes	Yes	Yes	Yes

Is there a reasonable limitation of linings that may prevent fire spread? (Class 0 linings)? **Yes**

Is suitable means of ventilating the common areas provided? **Yes**

On review of the last 12 months of repairs history and SIP works, have any works taken place which have impacted on the communal compartmentation? **No**

Section 8 Summary / Observations

None

Imagery

Escape Lighting

Do common areas have a reasonable standard of emergency lighting? **Yes**

Section 9 Summary / Observations

None

Imagery

Fire Safety and Notices

Are Safety Signs and Notices provided to a reasonable standard and displayed on escape routes?

Yes

Section 10 Summary / Observations

None

Imagery

Fire Fighting Equipment

Is the provision of portable FFE in accordance with the organisation's policy **Yes**

Are hose reels provided in the premises? **No**

If 'yes' can they be removed?

And

Are they clearly marked 'this equipment is out of use and operation'?

Section 11 Summary / Observations

None

Imagery

Automatic Fire Systems i.e. suppression system

Is there an automatic fire system present? **Yes**

What type of system is provided? **There is a sprinkler system in place.**

Section 12 Summary / Observations

None

Imagery

Other Relevant Fixed Systems

Type of system(s) provided

Automatic/Manual/Mechanical or Natural Smoke Ventilation Systems? **Yes**

Last Service Date **13/02/2024**

Dry or wet risers? **Dry**

Last Service Date **22/12/2023**

Fire-fighting lifts? **No**

Last Service Date **No date provided**

Other **No**

Please Specify

Last Service Date **No date provided**

Section 13 Summary / Observations

None

Imagery

Access by Emergency Services

Is adequate access available for Fire Service vehicles? **Yes**

Is the assembly point positioned in a suitable location? **Yes**

Section 14 Summary / Observations

None

Imagery

Management of Fire Safety

The court manager/Fire Safety Manager shall maintain the existing emergency fire evacuation plan and procedures.

The Court Fire Plan should be provided and located in the Fire Box. The plan should contain a building layout plan indicating the locations of the main Gas Shut off valve for the building/main Electrical Isolation Switch/location of the Lift Motor Room and Service User Criteria document (including location of any gas Cylinders (oxygen) on the premises used by residents).

Is the Fire Risk Management folder in place and maintained? **Yes**

- Fire Safety Training Records **Yes**
- Fire Alarm System tests **Yes**
- Emergency Lighting tests **Yes**
- Portable fire equipment **Yes**
- Fires and False Alarm Records **Yes**

If yes number recorded in past 12 months **1**

Is there a current Court Fire Plan in place? **Yes**

Have all staff been provided with a basic level of fire safety training and instruction on induction?
Yes

Are all staff given periodic fire safety 'refresher training' at regular intervals? **Yes**

Is there a suitable record of agreement amongst duty holders as to responsibilities for all relevant aspects of fire safety management? (Fire Safety Responsibilities Matrix) **Yes**

Are third-party staff (i.e. carers/contractors) provided with appropriate instruction and training regarding fire safety management and evacuation arrangements? **Yes**

Are the fire evacuation procedures clear to visitors etc? **Yes**

Is appropriate liaison maintained with the local Fire Brigade? **Yes**

Has information been provided to residents regarding buildings evacuation strategy?
Yes

Section 15 Summary / Observations

3rd party carers are advised on fire strategy, however there is a significant turnover of staff.

Imagery

Testing and Maintenance

Is a testing and maintenance regime in place for components located in the communal areas?

Yes

Are the following maintained and tested by the service contractors in accordance with the relevant standard:

Fire Alarm **Yes**
Last date Fire Alarm tested **21/02/2024**

Emergency Lighting **Yes**
Last date Emergency Lighting tested **21/02/2024**

Fire Fighting Equipment **Yes**

Rising Main **Yes**

Sprinkler / automatic suppression system installation **Yes**

Are routine checks of final fire exit doors and/or security fastenings undertaken? **Yes**

Is the lightning protection system inspected annually and tested? **Yes**

Is the smoke extraction system maintained and tested? **Yes**

Other relevant inspections or tests: **No**

Comments

Section 16 Summary / Observations

Lightning protection tested Jan 2024

Imagery

Resident Engagement

Has the resident's engagement session taken place? **Yes**

When did the resident's engagement session take place? **02/10/2023**

Section 17 Summary / Observations

None

Imagery

RISK LEVEL

NB: Although the purpose of this section is to place the fire risk in context, the 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 Action Plan.

PROBABILITY/ fire or hazard to life	Almost certain	5	10	15	20	25
	More likely than not	4	8	12	16	20
	Possible	3	6	9	12	15
	Less likely to happen	2	4	6	8	10
	Remote	1	2	3	4	5
SEVERITY/Potential consequences of fire	Minor injury or insignificant damage to property.	Injury, or slight damage to property	Serious injury, or limited damage to property	Serious injury or fatality. Critical damage to property	Multiple fatalities, catastrophic loss of business	

Taking into account the fire safety measures, the nature of the building - it's use and occupants, fire safety protection and procedural arrangements observed at the time of this Fire Risk Assessment, it is considered that the risk level is:

Moderate harm: Outbreak of fire could result in injury of one or more occupants, but it is unlikely to involve multiple fatalities

ACTION PLAN: and Significant findings

Court name: **Oak Grange**

Address: **48 Brookside Avenue, LIVERPOOL**

The following recommendations should be implemented in order to reduce fire risk to, or maintain it at, the appropriate level.

Risk ID	Risk Level	Risk Owner	Comments	Deadline
Risk ID-5215	Medium	Court Manager	Flat doors to : 2, 10, 24, 25, 31, 32, 33, 36, 37, 38, 43, 46, 48, 52, 54, 55, 58 require adjustment. Orders raised via HM.	30/09/2025
Risk ID-5216	Medium	Court Manager	There is an excessive gap between the jamb and frame of cross corridor fire door leading to flats 1 and 2.	30/09/2025
Risk ID-5217	Low	Court Manager	Ease and adjust cross corridor fire door on Floor 2.	30/03/2026
Risk ID-5218	Medium	Court Manager	There is a mobility scooter stored on level 3 corridor.	30/09/2025
Risk ID-5214	Observation Only	Court Manager	Flat 15 has a mobility scooter and occasionally charges this on landings. LHM have previously advised resident to store in the scooter room. This may be an on going hazard managed by on site staff, .	
Risk ID-5219	Medium	Court Manager	There are stored items, tools, clothing, pictures, etc... located on corridors over 4 floors. Please arrange to have these removed.?	30/09/2025

*Action Plan Timescales

High Risks

Action should be undertaken immediately or as quickly as practically possible and within three months by the identified lead person/department.

*Action Plan Timescales	
Moderate Risks	<p>Action should be undertaken as quickly as is practically possible, usually within twelve months by the lead person/department.</p> <p>Where moderate risks form part of the planned programme of fire compartmentation upgrade works, these will be completed in line with Housing 21's agreed risk based planned works strategy*.</p>
Low Risks	<p>Low risks will continue to be reviewed and should be actioned when practically possible.</p>
Planned Works Strategy	<p>Housing 21 has a risk-based fire compartmentation strategy:</p> <p>High risk schemes (3 stories and over) will be prioritised over low rise schemes. Category 2 schemes will be prioritised over category 1 schemes. Older schemes will be prioritised over newer schemes.</p> <p>Housing 21 believes this approach is pragmatic, concentrating on the level of risk whilst committing substantial resources to court improvements.</p>



Risk Imagery



