

SURFACE TRANSFORMS - K89 BUILDING



12 Jan 2026

Surface Transforms - K89 Building, Image Business Park,, Acornfield Road,
Liverpool, Merseyside, L33 7UF



Certificate Number	LS	0000523
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Life Safety Fire Risk Assessment



CERTIFICATE OF CONFORMITY

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

SCHEDULE		
Part 1	Issuing Organisation Name	
	Firesec Compliance Limited	
	BAFE Registration Number	
	MERS087	
Part 2	Name of Client	
	Surface Transforms PLC	
Part 3	Address of premises for which the fire risk assessment was carried out	
	Surface Transforms - K89 Building, Image Business Park,, Acornfield Road, Liverpool, Merseyside, L33 7UF	
	Part or parts of the premises to which the fire risk assessment applies	
	K89 Building	
Part 4	Brief description of the scope and purpose of the fire risk assessment	
	In compliance with Article 9(1) of the RRFSo 2005.	
Part 5	Effective date of the fire risk assessment	12/01/2026
Part 6	Recommended date for review of the fire risk assessment	12/01/2027

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

Signed (for and on behalf of the issuing Approved organisation)	
Job Title	Fire Safety Consultant
Date	04/02/2026

Contents

Findings Summary	5
TERMS AND CONDITIONS OF BUSINESS	6
1.0 Fire Risk Assessment Details	8
2.0 General Premises Details	10
3.0 Overall Risk Rating	12
4.0 Dangerous, Flammable, Combustible Materials & Substances	13
5.0 Interior Furnishings	14
6.0 Heating, Electrical, Cooking, EV and Battery Storage Systems	15
7.0 Persons at Risk	17
8.0 Means of Escape	18
9.0 The Confinement of Fire	20
10.0 Automatic Fire Detection	22
11.0 Emergency Escape Lighting	23
12.0 Fire Fighting Equipment, Facilities, Systems & Fixed Installations	24
13.0 Fire Safety Signs and Notices	25
14.0 General Fire Safety Procedures, Resident Engagement	26
15.0 Fire Safety Management	27
16.0 Fire Emergency Plan	29
17.0 Testing, Maintenance and Records	30
18.0 Risk Analysis, Priority Ratings and Fire Risk Ratings	33
19.0 Summary of Findings	36
20.0 Recommendations	37
21.0 Commentaries	38

Findings Summary

	Findings	Recommendations
11 Emergency Escape Lighting	1	0
13 Fire Safety Signs and Notices	2	0

TERMS AND CONDITIONS OF BUSINESS

Surface Transforms - K89 Building, Image Business Park,, Acornfield Road, Liverpool, Merseyside, L33 7UF

Fire Risk Assessment – Terms and Conditions Statement

This fire risk assessment, conducted on **Monday, 12 January 2026** has been completed in accordance with our Terms and Conditions detailed below.

A full copy of our T&C's is available upon request or via our website.

The assessment is provided without prejudice to any requirements, conditions, or enforcement actions that may be imposed by statutory bodies such as the Local Authority, Building Control, or the local Fire and Rescue Authority. These authorities may have additional requirements beyond the scope of this report.

The findings reflect the professional judgement of the named fire risk assessor and are based, in part, on information provided by the responsible person or other relevant individuals. No liability is accepted for the accuracy or completeness of third-party information.

This assessment has been carried out on behalf of the responsible person(s) named in the report. The assessor does not have control over existing fire safety arrangements or the implementation of any recommended actions. All recommendations are provided to support compliance with applicable legislation, including:

- The Regulatory Reform (Fire Safety) Order 2005 (England and Wales)
- The Fire Safety (Scotland) Regulations 2006
- The Fire and Rescue Services (Northern Ireland) Order 2006

This assessment is based on a non-destructive and non-invasive survey, relying primarily on visual observations unless otherwise stated. Where voids or cavities have been inspected, only sample areas were examined. If issues are identified, further investigation (e.g. structural or condition surveys) may be required, which fall outside the scope of this assessment.

The assessor is not responsible for:

- Any subsequent changes to the premises
- Faults or failures in fire safety systems or equipment
- Deterioration of fire safety measures over time
- Ongoing testing, maintenance, or management responsibilities

The purpose of this assessment is to evaluate the risk to life from fire and, where appropriate, to provide recommendations to support compliance with fire safety legislation. It does not assess risks to property, assets, or business continuity.

The continued safe use and operation of the premises remains the sole responsibility of the responsible person.

Review Requirements

This fire risk assessment must be reviewed:

- At least annually, or
- Immediately following any significant change, including (but not limited to):
 - A change in the number, vulnerability, or mobility of occupants
 - An increase in individuals requiring assistance during evacuation
 - Alterations to the premises, including structural changes, layout modifications, or changes to fire compartmentation
 - A change in the use or purpose of the building or any part of it
 - Introduction of new processes, equipment, or hazardous materials
 - A fire incident, false alarm, or near-miss event
 - Modifications to working practices, shift patterns, or occupancy hours
 - Changes to fire safety systems, such as alarms, detectors, emergency lighting, or suppression systems
 - Changes in legislation, guidance, or enforcement expectations

- After any enforcement notice or formal advice issued by a statutory authority

Any review must be carried out by a competent and accredited person, with appropriate knowledge, experience, and qualifications relevant to fire risk assessment and applicable legislation.

These circumstances may introduce new risks or alter existing ones. Timely reassessment is essential to ensure continued compliance with fire safety legislation and to protect life.

1.0 Fire Risk Assessment Details

The following fire risk assessment has been conducted on behalf of:

Surface Transforms PLC

Image Business Park, Acornfield Road, Knowlsey, Liverpool, Merseyside, L33 7UF

and relates only to the premises of:

Surface Transforms - K89 Building, Image Business Park,, Acornfield Road, Liverpool, Merseyside, L33 7UF

Responsible or Accountable person(s):

Surface Transforms PLC

Person(s) consulted and landline contact number:

Barry Cargill - Lead Project Manager

Fire Risk Assessor:

Rob Williams MIFSM

Validated by:

Karl Johnson MIFSM Tier 3 NAFRAR

Date fire risk assessment was conducted:

Monday, 12 January 2026

Time:

13:00 PM

Date of last FRA or FRA Review (if known)

NA

Suggested date for next review:

January 2027

Fire risk assessment type, scope and any limitations:

All services or penetrations traversing fire resisting compartments were not confirmed as being sufficiently fire stopped with fire resisting material. Any locations that have been identified are highlighted in section 9. Where fire compartments/fire dampers/ceiling voids were considered inaccessible for safety reasons and could not be physically accessed or were outside the visual range of the assessor, technical comment on these areas cannot be provided.

Relevant guidance document(s):

HM Government Document: Fire Safety Risk Assessment Guide to Factories and Warehouses
CDM Regulations 2015.
Health and Safety at Work Act 1974.
Management of Health and Safety at Work Regulations 1999.
Workplace (Health and Safety and Welfare) Regulations 1992.
EE Wiring Regulations 18th Edition (BS 7671: 2022)
BS 5266-1:2016 Emergency lights, Code of Practice for the emergency lighting on the premises.
BS 5839-1 :2025 Fire detection & Alarm systems, Code of Practice for design, installation, commissioning, and maintenance.
BS 5306-8 :2023 & BS 5306-3:2017. Fire extinguishers Code of Practice for supply, installation, commission, and maintenance.

Applicable fire safety legislation:

The Regulatory Reform (Fire Safety) Order 2005 (as amended).

The Fire Safety (England) Regulations 2022.

Note

The following assessment has been conducted to assist the responsible person. Although reference is made to relevant British Standards, Codes of Practice and Guides the Assessment will not, nor is it intended to, ensure compliance with any of the documents referred to in the Assessment. However, deviations from generally accepted codes, standards and universally recognised good fire safety practice will be clearly identified in the fire risk assessment.

2.0 General Premises Details

2.1 Number of floors:

One

2.2 Approximate building footprint:

400m²

2.3 Details of Construction and Premises:

K89 Building is purpose built detached building recently constructed for the housing of a large furnace used in the production process for Surface Transforms PLC.

The structure is a stand alone, steel framed building clad in insulated walls and ceiling.

There is an entrance door to the east face of the building, with a secondary escape door to the north face.

Externally there are areas of hard standing, with concrete and flagged pathways.

2.4 Occupancy/Purpose Groups

The premises are classed as Purpose Group 6 Industrial as defined by Building Regulations Approved Document B 2019 (amended 2020 and 2022)

2.5 Approximate maximum and minimum number of persons:

1-7 staff once operational

2.6 Approximate maximum number of employees at any one time:

1-7 staff once operational.

2.7 Maximum number of members of the public:

0

2.8 Occupants at Special Risk:

<i>Sleeping occupants</i>	
Persons familiar with the premises	N/A
Persons unfamiliar with the premises	N/A
<i>Occupants with disabilities</i>	
Mobility-impaired	No
Hearing-impaired	No
Learning difficulties	No
Occupants in remote areas	Yes
Others	No
Comments	
N/A	

2.9 Fire Loss Experience

None reported during the construction phase

2.10 Any other relevant building details: i.e. Does the building have any ancillary uses, such as commercial or community activities? If yes provide details

N/A

3.0 Overall Risk Rating

Based on the findings within the fire risk assessment the overall risk ratings have been quantified as:

Risk to Life: Moderate.

The likelihood of a fire is considered to be unlikely given the age of the equipment installed, and the processes in place to reduce the risk of a fire. The premises are also unlikely to be occupied the majority of the time and there is a fire alarm which will give an early warning in the case of a fire.

However, when the findings and recommendations identified within this Fire Risk Assessment are addressed the risk to life will be reduced to tolerable.

The risk rating has been determined after considering the fire risk rating matrix in section 17.0. In these premises it is considered that the risk of a fire occurring is unlikely and the likely consequences of harm from fire (should one occur) are moderate harm.

Risk to Property: Tolerable

The structure is new and unlikely to be lined with combustible materials, with housekeeping kept on top of. The building is also a safe distance away from other nearby structures reducing the risk of any potential fire causing further damage to property.

4.0 Dangerous, Flammable, Combustible Materials & Substances

IDENTIFYING THE FIRE HAZARDS

4.1	Have combustible or flammable materials used or stored in the premises been identified?	N/A
4.2	Are all combustible or flammable materials stored or stacked safely?	N/A
4.3	Has consideration been given to reduce the quantity held or has the use of non-combustible materials been considered?	N/A
4.4	Where flammable stores are provided, are they adequately ventilated and correctly marked?	N/A
4.5	Is all combustible waste removed on a regular basis?	N/A

Dangerous, Flammable, Combustible Materials & Substances: Finding(s)

Findings

None.

Recommendations

None.

Commentary

4.0
There are no substances or materials that are covered by Dangerous Substances and Explosive Atmosphere Regulations 2002 (DSEAR) stored in excessive amounts or used in any of the areas surveyed on the premises.

5.0 Interior Furnishings

5.1	Are all interior furnishings made from fire resisting materials? (The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended in 1989 & 1993))	N/A
5.2	Where appropriate are they retreated with flame retardant chemicals, or made from inherently flame retardant materials?	N/A
5.3	Are all items located away from ignition sources?	N/A

Interior Furnishings: Finding(s)

Findings

None.

Recommendations

None.

Commentary

5.0
No furniture currently onsite.

6.0 Heating, Electrical, Cooking, EV and Battery Storage Systems

6.1	Are portable or fixed heaters used, sited correctly (away from combustibles) and free from naked flames?	Yes
6.2	Is portable appliance testing carried out?	N/A
6.3	Are fixed installations periodically inspected and tested?	Yes
6.4	Is there a procedure to prevent the use of unauthorised portable appliances?	Yes
6.5	Is the ventilation of all appliances adequate?	N/A
6.6	Are all appliances turned off when the area is unoccupied?	N/A
6.7	Are all appliances free from visible signs of overheating?	N/A
6.8	Are multi-point adapters and extension leads kept to a minimum and free from damage?	N/A
6.9	Are all cables (where can be seen) on walls, floors, ceilings correctly secured, so as not to pose an entrapment risk to firefighters?	Yes
6.10	Are walkways or escape routes free from trailed cables?	Yes
6.11	Do signs indicate all electrical hazards?	Yes
6.12	Are reasonable measures taken to prevent fires as a result of cooking?	N/A
6.13	Are filters changed and ductwork cleaned regularly?	N/A
6.14	Are legal or other requirements for testing, maintenance & record keeping complied with for equipment such as hoists, escalators, air handling systems, heating boilers, pressure vessels etc.?	Yes
6.15	Do the premises have a lightning protection system? (where required)	N/A
6.16	are battery powered mobility scooters, e-scooters or e, bikes are provided? if so provide charging arrangements and any policies in place.	N/A
6.17	Does the premises have a solar panel installation provided and is the system installed correctly and maintained?	N/A
6.18	Are there any Electric Vehicle (EV) charging points or electric vehicles in close proximity to a relevant building? if so provide charging arrangements and any policies in place.	N/A
6.19	Are there any UPS or energy storage systems in place? if so provide locations and any policy/management arrangements.	N/A
6.20	Have other potential sources of heat not listed above been considered?	Yes

Heating, Electrical, Cooking, EV and Battery Storage Systems : Finding(s)

Findings

None.

Recommendations

None.

Commentary

6.1

Gas powered wall mounted heaters will be installed in order to maintain a room temperature above 15 degrees. These were not in place during the assessment, but were understood to be subject to a commissioning service/installation, with periodic maintenance schedule thereafter.

6.2

Currently no portable electric appliances within the area, however it was understood that a small amount of appliances were planned for future use. Once in situ these should be subject to a test (PAT test) and retested at a frequency suitable to the guidelines.

6.3

A distribution board is in the process of being installed for which a commissioning certificate will be provided by the installer. It will then be tested again further in line with the requirements of a periodic EICR.

6.14

The new furnace and associated equipment is still in the installation phase. Once complete, O&M manuals will be requested by the client, with equipment added to a schedule for periodic maintenance inspections.

7.0 Persons at Risk

7.1	Does the actual occupancy of the premises/building conform with the occupancy figures contained in the relevant guide for the type of premises/purpose group?	Yes
7.2	Are the management/responsible person(s) aware of the occupancy restrictions for all rooms within the premises? i.e. function rooms, bars, conference facilities	N/A
7.3	Have the requirements of the Equality Act 2010 (permanent or temporary disabilities) for ALL persons been assessed and complied with where reasonable?	N/A
7.4	Have all disabled staff members/residents been consulted and where agreed PEEPs/PCFRA'S been prepared?	N/A
7.5	Have standard PEEPs been prepared where disabled members of the public or visitors may reasonably be expected to resort to the premises?	N/A
7.6	Are disabled refuges provided?	N/A
7.7	Are members of staff trained in the evacuation of disabled or mobility impaired persons?	N/A
7.8	Are fire evacuation drills conducted at least annually, taking into account all relevant persons and the results recorded?	N/A
7.9	Is the access of relevant persons controlled at all times? I.e. are public, visitors & contractors required to sign in?	Yes
7.10	Are relevant persons made aware of the fire and health and safety procedures on arrival? (I.e. fire procedure/building plan adjacent to signing in book etc.)	Yes
7.11	Are notices in place to inform of restricted access areas?	Yes
7.12	Are there designated fire marshals where appropriate for all areas to ensure all relevant persons are accounted for following an emergency?	Yes
7.13	Is sleeping accommodation provided for the staff, public, temporary residents etc.? (Hotels, boarding houses, probation hostels etc.).	N/A

Persons at Risk: Finding(s)

Findings

None.

Recommendations

None.

Commentary

7.4
Our assessor was not made aware of any staff with disabilities. If in the future disabled persons are employed appropriate PEEPs should be put in place.

8.0 Means of Escape

8.1	Do travel distances meet the criteria given in the relevant HM Government guide and recognised industry norms and guidelines?	Yes
8.2	Is the smoke ventilation provision suitable for the escape travel distances and protection of escape staircases? OV, AOV, PV or mechanical systems? Are the systems subject to regular servicing and testing?	N/A
8.3	Are there a sufficient number of exits of suitable width from each area/room for the persons present?	Yes
8.4	Can you ordinarily expect the Fire Service to arrive in the event of a fire whilst the fire is in the room of origin?	Yes
8.5	Can you expect the premises to be evacuated within the standard times for the type of construction?	Yes
8.6	Are all escape routes available and accessible at all times?	Yes
8.7	Are all escape routes and stairways free from undesirable items? (E.g. portable heaters, cooking appliances, furniture, coat racks, vending/gaming machines, photocopiers, mirrors.	Yes
8.8	Do any inner rooms exist?	No
8.9	Where inner rooms exist are vision panels provided or detection located in the access room?	N/A
8.10	Are all emergency exits doors unlocked and available at all times when the premises are occupied?	Yes
8.11	Is the door furniture provided appropriate for the purpose group of the premises i.e. public buildings, licensed premises etc.?	Yes
8.12	Are floor and stairway surfaces in good condition and free from slip and trip hazards?	Yes
8.13	Do all final exits lead to a place of safety?	Yes
8.14	Are external escape paths clear of obstructions?	Yes
Electronic Door Release Devices		
8.15	Are all escape doors free from electro-mechanical door locks devices?	Yes
8.16	Are all escape doors free from electro-magnetic door locks devices?	Yes
8.17	Where electronic/electrical door control devices are fitted do they meet the installation criteria given in BS 7273 Pt. 4 2015	N/A
8.18	Do entry control devices conform to the category of actuation for the purpose group that the particular premises/building currently operates within?	N/A
8.19	Is the emergency operation of the door lock stated by appropriate signage?	Yes
8.20	Have all persons in the assessment area received instructions on how the devices operate in the event of an emergency?	Yes

Means of Escape: Finding(s)

Findings

None.

Recommendations

None.

Commentary

8.1

Travel distances appear to be within the recommendations of current guidance for alternative directions of escape.

8.6-8.7

Housekeeping was satisfactory throughout the building at the time of visit, given it was still in the installation phase. Once operational and manned, escape routes, final exits and staircases should remain clear at all times.

9.0 The Confinement of Fire

9.1	Are all escape routes and compartments protected by fire resistant walls and doors where required?	N/A
9.2	Are all fire doors self-closing, fitted with smoke seals and intumescent strips where required, kept locked shut where appropriate and in good condition?	N/A
9.3	Do wall & ceiling linings meet the required surface spread of flame?	Yes
9.4	Have any breaches in the fire resistance (walls, floors and doors) been fire stopped with appropriate fire resisting materials?	N/A
9.5	Have there been any structural alterations within the past 12 months?	Yes
9.6	Were the requirements of the Building Regulations followed and a completion certificate issued?	Yes
9.7	Are all ducts fitted with effective fire dampers where required?	N/A
9.8	Are all fire exits or glazing underneath and within 1.8m horizontal or 9m vertically of any external escape stair, fire resisting, self-closing, or kept shut where appropriate?	N/A
9.9	Is there a procedure for all premises/areas to be checked at the end of a working period for potential fire hazards?	Yes
9.10	Are there any other premises features or hazards that could affect fire development or spread?	No
9.11	Are the premises secure from any potential fire hazards outside susceptible to arson attack that could affect the building?	Yes
Automatic Hold Open Devices		
9.12	Are any fire doors fitted with automatic door release devices and is smoke detection provided within the area located near to the door release device? (Consider to L3 standard?)	N/A
9.13	Are all non-self-contained devices linked to the fire alarm system and released on actuation?	N/A
9.14	Are any self-contained, acoustically actuated door hold open devices fitted?	N/A
9.15	Are all devices tested regularly and the results recorded?	N/A
9.16	Are all doors released at night or when the area is unoccupied?	N/A
External Wall Systems		
9.17	Has the risk of external fire spread been considered? Consider external cladding, wall systems, external render, balconies, presence of combustible storage or barbecues.	Yes

The Confinement of Fire: Finding(s)

Findings

None.

Recommendations

None.

Commentary

None.

10.0 Automatic Fire Detection

10.1	Is the premises provided with a fire alarm system and is the fire alarm or category suitable for the risk and premises type?	Yes
10.2	Is it possible to define the detection system category? (L1- L5 etc.)	Yes
10.3	Are sufficient fire alarm call points and detectors provided, visible and free from obstruction?	Yes
10.4	Can the alarm be raised without placing anyone at risk?	Yes
10.5	Are all fire alarm sounders of the same type, giving the same alarm signal? The signal should be distinct from all other alarms or signals in the workplace to avoid confusion.	Yes
10.6	Where required does the system have a voice alarm? i.e. large places of assembly	N/A
10.7	Can the alarm be heard throughout all areas of the premises?	Yes
10.8	Has a suitable fire zone plan been provided adjacent to the fire panel where necessary? i.e. complex premises or care homes	N/A

Automatic Fire Detection: Finding(s)

Findings

None.

Recommendations

None.

Commentary

10.1-10.2

The fire alarm system planned appears to conform to BS 5839 Part: 1 to category L1 standard indicated by the location of the automatic detectors. This may be confirmed within the installation and commissioning certificate issued following installation.

11.0 Emergency Escape Lighting

11.1	Has the provision of emergency lighting been considered? Working hours, windowless areas, open access areas>60m2, toilets>8m2.	Yes
11.2	Is emergency lighting provided in accordance with guidance relevant to the purpose group for the premises? (BS5266, ADB)	Yes
11.3	Does it illuminate escape routes, exits, corridors, hazards or obstructions, changes in floor level, signs, fire alarm call points and firefighting equipment?	No
11.4	Is the emergency lighting beyond the final exit adequate so that persons can reach a place of safety?	Yes

Emergency Escape Lighting: Finding(s)

Findings

11.3 Finding

Whilst Emergency Lighting has been installed above the two exits, It was observed that there was no provision of emergency lighting provided in the elevated escape routes. In the event of a fire affecting the electrical systems; staff escaping from the top of the furnace may be unable to make their way safely out of the premises.



Action Required

It is recommended that an emergency lighting system designed and installed in accordance with BS 5266 Pt. 1 is provided throughout the escape routes. Testing facilities should be provided so that the emergency lighting can be tested and maintained in accordance with BS 5266.

Recommendations

None.

Commentary

None.

12.0 Fire Fighting Equipment, Facilities, Systems & Fixed Installations

Firefighting Equipment

12.1	Where appropriate are adequate numbers of fire extinguishers provided? Consider floor area, special risks?	Yes
12.2	Are the correct types of extinguishers provided for the risks and installed and sited in accordance with current guidance?	Yes

Firefighting and Firefighter Facilities

12.3	Are firefighting and firefighter facilities provided, tested and maintained?	No
12.4	Are all security devices functional? (Sprinkler valves, wet & dry rising mains padlocked etc.)	N/A
12.5	Where sprinklers are fitted are all heads clear of obstructions (500mm clear of stock) and functional?	N/A
12.6	Are firefighting shafts with dry or wet mains provided?	No

Fire Fighting Equipment, Facilities, Systems & Fixed Installations: Finding(s)

Findings

None.

Recommendations

None.

Commentary

12.1-12.2
Appropriate firefighting equipment provided throughout the building.

13.0 Fire Safety Signs and Notices

13.1	Do signs indicate all final exits?	Yes
13.2	Are all signs in the correct position, suitably fixed and directional arrows correct? (Can the way out be found just by using signs alone?)	Yes
13.3	In places of public assembly are all escape signs illuminated on maintained luminaires?	N/A
13.4	Are fire action notices displayed prominently, of a similar type and completed fully throughout the premises?	No
13.5	Does the content of the fire action notices reflect the actual procedure?	N/A
13.6	Where firefighting equipment or fire alarm call points are not clearly visible is their location highlighted by supporting signage?	N/A
13.7	Are all fire doors signed appropriate to their use i.e. Fire Door Keep Locked Shut, Fire Exit Keep Clear etc.?	Yes
13.8	Where required, are external fire assembly points signs prominently displayed?	N/A
13.9	Are "No Smoking" signs and procedures in place to ensure there is no smoking in work or public places? (The Smoke Free (Premises and Enforcement) Regulations 2006)	No
13.10	Do all signs comply with the EN 7010:2011 where necessary?	Yes

Fire Safety Signs and Notices: Finding(s)

Findings

13.4 Finding

No Fire Action notices are not provided. These may be installed prior to completion.

Action Required

It is recommended that suitable Fire Action notices which reflect the policy for the building are installed in appropriate locations.

13.9 Finding

Signs to indicate no smoking are not displayed within the building, as required by The Smoke-Free (Premises and Enforcement) Regulations 2006.

Action Required

It is recommended that "no smoking" signage is displayed in the premises.

Recommendations

None.

Commentary

None.

14.0 General Fire Safety Procedures, Resident Engagement

14.1	Has the premises been free from reports of any fire related incidents within the past 12 months?	Yes
14.2	Has action been taken to avoid reoccurrence?	N/A
14.3	Has the premises been free of any fire alarm actuations within the past 12 months?	Yes
14.4	Where necessary has any action been taken to prevent reoccurrence?	N/A
14.5	Have there been any incidents of deliberate ignition by employees or arson attacks?	No
14.6	Are procedures in place to inform relevant persons of the need to report any potential fire hazards?	Yes
14.7	Has a person(s) been given the overall responsibility for fire safety related matters and management?	Yes
14.8	Have the fire service inspected the premises within the last 12 months?	No
14.9	Were any recommendations, enforcement or prohibition notices served?	N/A
14.10	Have all recommendations and notices been complied with?	N/A
14.11	Are all important documents that may affect business continuity stored in fire resisting containers?	Yes
14.12	Is adequate access provided for fire service vehicles in the event of an emergency?	Yes

General Fire Safety Procedures, Resident Engagement : Finding(s)

Findings

None.

Recommendations

None.

Commentary

14.1
No fires have been reported during the construction phase

15.0 Fire Safety Management

15.1	Are there an adequate number of appointed competent persons and arrangements (under Article 18 of the RRFSO) in place to assist the responsible person in the management and implementation of the preventative and protective measures? (safety assistance)	Yes
15.2	Are systems and procedures in place to control any new work, alterations or repairs to the premises, so that no fire hazards are introduced?	Yes
15.3	Is a "permit" to work procedure in place for contractors etc.?	Yes
15.4	Where an alterations notice is in force has the enforcing authority been informed prior to any significant changes being made?	N/A
Fire Marshals & Fire Plans		
15.5	Are fire marshals required to take charge of a fire incident and liaise with the Fire Service where required?	Yes
15.6	Is there a list of fire marshals displayed in all locations where required?	Yes
15.7	Are systems in place to provide identification for fire marshals during an emergency where required?	Yes
15.8	Has a suitable fire assembly point been designated? (i.e. free from traffic hazards, radiated heat and free movement away from the premises)	Yes
15.9	Do the premises require a written fire emergency plan detailing the roles and responsibilities in order to safely evacuate?	Yes
15.10	Where required, is the fire emergency plan displayed on the premises?	N/A
15.11	Are there procedures for calling out key staff during fire related emergencies outside of normal working hours?	Yes

Fire Safety Management: Finding(s)

Findings

None.

Recommendations

None.

Commentary

15.1

The Client have a management structure in place with persons responsible for ensuring the effective planning, organisation, control, and monitoring of both preventative and protective measures.

15.2

Contractors are signed into the building with adequate records maintained and control measures in place for all works carried out.

15.2

A copy of the 'hot works' certificate used at the building was evidenced at the time of visit.

15.3

Permit to works are in place for all contractors visiting site. The responsible person confirmed that records are kept centrally.

15.5

The site has suitably trained fire wardens.

Fire wardens have been identified and receive additional training and have fire evacuation responsibilities in the event of an emergency.

15.7

A list of the fire wardens on site is displayed by the main entrance



16.0 Fire Emergency Plan

16.1	Do the premises have a fire procedure/emergency plan and is it suitable for the numbers of staff and the processes carried on within the premises?	Yes
16.2	In multi-occupied buildings do all the fire /emergency plans complement each other?	N/A

Fire Emergency Plan: Finding(s)

Findings

None.

Recommendations

None.

Commentary

16.1

The current fire procedure is a full simultaneous evacuation policy which continues to be suitable for the premises.

17.0 Testing, Maintenance and Records

Testing And Maintenance

17.1	Is weekly testing and periodic servicing of the fire detection and fire alarm system undertaken?	N/A
17.2	Are monthly and annual testing routines in place for the emergency escape lighting?	N/A
17.3	Is annual maintenance of fire extinguishing appliances undertaken?	Yes
17.4	Is periodic inspection of external escape staircases and gangways undertaken?	N/A
17.5	Are six-monthly inspection and annual testing of rising mains undertaken?	N/A
17.6	Are weekly and monthly testing, six-monthly inspection, and annual inspection and testing undertaken of lift(s) provided for use by firefighters or evacuation of disabled people (evacuation lifts)?	N/A
17.7	Are weekly testing and periodic inspection of sprinkler installations undertaken?	N/A
17.8	Are routine checks of final exit doors and/or security fastenings undertaken?	Yes
17.9	Are Fire Doors being inspected at the required intervals?	N/A
17.10	Are annual inspection and testing of the lightning protection system undertaken?	N/A
17.11	Are all other relevant fire protection systems and equipment inspected and maintained by a competent person?	N/A

Staff Training

17.12	Are staff provided with suitable training on induction?	Yes
17.13	Are staff provided with suitable refresher training?	Yes
17.14	Are staff provided with suitable training to cover any specific roles and responsibilities?	Yes

Records

17.15	Are suitable records for testing, maintenance, staff training and fire drills kept?	Yes
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Testing, Maintenance and Records: Finding(s)

Findings

None.

Recommendations

None.

Commentary

17.11

The building and equipment is still going through the construction and installation phase. Upon completion by the main contractor, all O&M manuals will be presented to the client on handover with a planned preventive maintenance schedule implemented.

17.12-17.14

It was confirmed that staff receive fire safety training on induction and regular fire awareness refresher training thereafter.

Fire Emergency Plan: General

On confirming that a fire exists raise the alarm, by operation of a manual call point

Ensure the fire service is summoned by dialling 999 stating Fire at:

Surface Transforms - K89 Building, Image Business Park,, Acornfield Road, Liverpool, Merseyside, L33 7UF

All all persons should move quickly and calmly to the nearest exit.

Only fight the fire if it is small (no more that the size of a waste paper bin) AND if trained and it is safe to do so, with the appropriate fire extinguisher. If the fire is larger than a waste paper bin close the door to the fire.

Persons **must not place themselves at risk.**

Close all doors behind you to contain the fire and prevent the spread of smoke and toxic fumes.

Proceed to your designated assembly point or well clear of the building and away from any approach road likely to be used by emergency vehicles.

Ensure a roll call of all members of your department is taken to establish if all persons are accounted for.

Liaise with the fire service officer on arrival, giving details of number of persons unaccounted for, the location and extent of the fire.

Do not re-enter the building until authorised to do so by a Fire Service Officer.

18.0 Risk Analysis, Priority Ratings and Fire Risk Ratings

Each action required has been given a priority rating of between 1 and 3 based upon the following:

Priority 1 (P1)	A serious breach of the Fire Safety Order which if not actioned would significantly increase the risk of fire or injury. Failure to reduce the risk could result in substantial injury to relevant persons. Actions or omissions of this nature would normally constitute an offence liable to enforcement or prosecution actions by the Fire Authority. The time scales given are normally short.
Examples include:	Blocked or locked fire exits, serious breaches of life safety fire resistance, ineffective fire doors, insufficient or complete failure of fire alarm, emergency lighting or smoke venting systems.
Priority 2 (P2)	A lesser breach of the Fire Safety Order or property risk, which if not resolved may present a risk of fire or injury. Failure to reduce the risk could result in a moderate injury to relevant persons. Compliance may still be required to satisfy enforcing authorities but longer time scales are given.
Examples include:	Breaches in compartmentation. Firefighting equipment missing or defective, minor defects to the fire alarm or emergency lighting systems.
Priority 3 (P3)	Poor practices or features that whilst not presenting a serious risk would detract from the overall impact on the fire safety provisions within the premises. Also includes provision or practices and features that are preferable over and above the minimum standards required under the Fire Safety Order. Time scales are variable. The acts or omissions would normally be tolerable but actions should still be implemented to reduce the risk level to a negligible level - time scales are variable.
Examples include:	Missing or incomplete fire signage, incomplete maintenance logs.
The fire risk assessment process involves an assessment of the likelihood of an event (generally outbreak of fire) combined with an assessment of the severity should the event be realised, the severity being classified as negligible, tolerable, moderate, substantial or intolerable. Each finding identified has been given an appropriate risk rating, which is then prioritised accordingly on the action plan. Once all the findings have been identified the premises are given an overall Life and Property risk rating based on the expert opinion, experience and training of the fire safety consultant conducting the assessment.	

Definitions:	
Hazard:	An article, substance, machine, installation or situation with potential to cause harm, loss or both. A fire hazard is a hazard that has the potential to cause a fire or promote fire development and/or spread.
Risk:	A measure of the probability that the potential for harm or loss posed by the hazard will materialise, combined with the potential extent and severity of the harm and/or damage that may result.
Harm:	Physical injury, death, ill health, property and equipment damage and any form of associated loss, which could cause harm.
To determine the risk rating two main areas are considered, the likelihood of an outbreak of fire and the potential for that outbreak to cause harm to persons, property and business continuity. The likelihood of fire outbreak is given a rating of highly unlikely, unlikely and likely, this is then multiplied by the harm potential rating of slight, moderate and serious harm. The level of fire risk is then quantified as negligible, tolerable, moderate, substantial or intolerable. The subjective risk rating is calculated and the risk level determined within the following parameters:	
Negligible Risk	Where the combination of severity of harm and likelihood is very low and there is minimal risk to people's lives. The risk of a fire occurring is rare and the potential for fire spread is negligible, also where the overall fire safety management is of a high standard. No further action is normally required unless circumstances change. A reassessment should take place on the review date.
Tolerable Risk	Where the present systems, facilities or management procedures are reasonably satisfactory at the time of the assessment. Escape should be carried out unaided with effective fire safety management procedures in place. Possible minor actions may be required, with a reassessment being conducted at the review stage.
Moderate Risk	The present systems, facilities or management is unsatisfactory in some areas. Where a fire could occur and the available time needed to evacuate may be reduced by the speed of the development of fire, also where the reaction time of occupants may be slower because of the type of persons present e.g. sleeping, elderly or infirm or where there are large numbers of persons or complex escape routes. Remedial actions will be required with some control measures being implemented. A reassessment should be made once the control measures have been put in place.
Substantial Risk	Where the combination of severity and probability is high and urgent action must be taken to reduce the risk. Where a fire is likely or highly likely to occur and the spread of fire development would be such that the available escape time would be substantially reduced. Premises identified with substantial risk areas will normally require the provision of considerable resources in the form of equipment, training, information and management to mitigate the risks.
Intolerable Risk	Where the combination of severity and probability is such that extreme harm or death will occur and there is a real threat of an outbreak of fire. Action must be taken to immediately reduce the risk, ideally to a tolerable level. If this cannot be achieved, then consideration must be given to prohibiting or limiting the use of all or part of the premises until such risks can be reduced. Reassessment is required following implementation of the immediate or interim control measures.

The Probability of Fire depends on the number and nature of ignition sources, the extent of and any fire prevention measures and the nature and actions of the occupants. The Probability and Extent of Harm should a fire occur depends on the quality of the means of escape, number of storeys, complexity of the premises and mobility of the occupants.

Based upon the findings identified above, application of current fire safety codes and practice, experience and knowledge the following risk areas have been quantified.

FIRE RISK RATING MATRIX

LIKELIHOOD OF FIRE OUTBREAK	LIKELY CONSEQUENCES OF FIRE			
	Subjective Fire Risk Rating	Slight Harm	Moderate Harm	Serious Harm
	Highly Unlikely	Negligible Risk	Tolerable Risk	Moderate Risk
	Unlikely	Tolerable Risk	Moderate Risk	Substantial Risk
	Likely	Moderate Risk	Substantial Risk	Intolerable Risk

19.0 Summary of Findings

Ref	Hazard or Defect	Action Required	Hazard Priority	Risk Rating	Action By	Review Date	Contractor Completed
11.3	It was observed that there was no provision of emergency lighting provided in the common escape routes.	It is recommended that an emergency lighting system designed and installed in accordance with BS 5266 Pt. 1 is provided throughout the common escape routes.	P2	Moderate			
13.4	No Fire Action notices are provided.	It is recommended that suitable Fire Action notices which reflect the policy for the building are installed in appropriate locations.	P3	Tolerable			
13.9	Signs to indicate no smoking are not displayed within the building, as required by The Smoke-Free (Premises and Enforcement) Regulations 2006.	It is recommended that "no smoking" signage is displayed in the premises.	P3	Negligible			

20.0 Recommendations

Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
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THERE WERE NO RECOMMENDATIONS

21.0 Commentaries

Ref	Observation	Recommended Action	Risk Rating	Contractor Completed
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THERE WERE NO COMMENTARIES.