

# Health and Safety Services



## FIRE RISK ASSESSMENT SUMMARY - DEFOE (A Block)

|                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| <b>Date</b>                                                                                     | 09 July 2026                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Campus</b>                                                                                   | Greenwich                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Building</b>                                                                                 | Defoe Halls                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Address of premises</b>                                                                      | 10 Lovibond Lane, Greenwich, London SE10 9FY                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Accountable person (if Building Safety Act applies)</b>                                      | The University of Greenwich, Queen Anne Building, Old Royal Naval College, Park Row, London SE10 9LS                                                                                                                                                                                                                                                                                                                                |
| <b>Primary responsible person</b>                                                               | The University of Greenwich, Queen Anne Building, Old Royal Naval College, Park Row, London SE10 9LS                                                                                                                                                                                                                                                                                                                                |
| <b>Person appointed by primary responsible person to carry out/review fire risk assessments</b> | University Fire Safety Officer                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Other responsible persons</b>                                                                | Sodexo PLC                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Person appointed to carry out firefighting</b>                                               | Security guards (Sodexo PLC)                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Organisation responsible for maintaining fire safety measures</b>                            | Sodexo PLC                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Number of floors</b>                                                                         | 6 (ground and 5 upper floors)                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Use of building</b>                                                                          | Residential                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Construction of building</b>                                                                 | Defoe block A is primarily constructed from reinforced concrete and blockwork. The external wall consists primarily of insulated 'Corten' steel cladding. A standby generator is located in the basement. The roof is flat.                                                                                                                                                                                                         |
| <b>Summary of means of escape</b>                                                               | Block A has a single protected staircase, with an associated lobby that houses the firefighting/evacuation lift. There is one cluster flat per floor with a 30-minute protected corridor, of which are located bedrooms and a kitchen/living area.                                                                                                                                                                                  |
| <b>Disabled means of escape provision</b>                                                       | There are refuges in lobbies of stairs housing firefighting/evacuation lifts (which can be used to evacuate disabled persons). Visual alarm devices are fitted to disabled persons' flats.                                                                                                                                                                                                                                          |
| <b>Normal hours of operation</b>                                                                | 24-hour                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Any unusual fire risks</b>                                                                   | See general comments                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>General nature of fuel sources and methods of controlling these</b>                          | In accommodation: Furniture, bedding, personal possessions and food stuffs<br>Ensure waste material is regularly removed and combustible material kept to a minimum. Staircases and corridors should be kept clear of all materials. Licence conditions should be observed at all times.                                                                                                                                            |
| <b>General nature of ignition sources and methods of controlling these</b>                      | In accommodation: Cooking and domestic electrical equipment<br>Generally: Fixed wiring and plant<br>All staff, students and contractors should observe the guidance in the electrical safety policy. PAT testing is carried out regularly. Any hot works will require approval in advance. Smoking is not allowed in or within 5m of the building. Licence conditions and fire safety instructions should be observed at all times. |
| <b>Alarm system fitted</b>                                                                      | The alarm consists of smoke & heat detectors and manual call points.                                                                                                                                                                                                                                                                                                                                                                |
| <b>Other fire safety equipment</b>                                                              | Emergency lighting. Fire blankets in accommodation kitchens. Smoke control systems. Evacuation lifts. Refuges within built communication system.                                                                                                                                                                                                                                                                                    |
| <b>Exit locking mechanisms</b>                                                                  | There are magnetic locks on some doors, which will release when the fire alarm sounds or when the green manual release button next to the door is depressed.                                                                                                                                                                                                                                                                        |
| <b>Evacuation strategy</b>                                                                      | Should the alarm sound, occupants are to leave the building and assemble at the assembly point. Should you discover a fire, operate the nearest manual call point and then evacuate.                                                                                                                                                                                                                                                |
| <b>General comments</b>                                                                         | The building has many positive fire safety features, notably an extensive fire alarm system and 24-hour security. There are some risks that need to be and are being addressed. Key amongst these are some issues with the insulation of the external wall and some fire stopping defects. At present the overall risk is regarded as 'moderate'.                                                                                   |