FIRE RISK ASSESSMENT SUMMARY - DEFOE (B&C Blocks)

Date	09 July 2026
Campus	Greenwich
Building	Defoe Halls
Address of premises	10 Lovibond Lane, Greenwich, London SE10 9FY
Primary accountable person (if Building Safety Act applies)	The LASE Group, Queen Anne Building, Old Royal Naval College, Park Row, London SE10 9LS
Primary responsible person	The LASE Group, Queen Anne Building, Old Royal Naval College, Park Row, London SE10 9LS
Person appointed by primary responsible person to carry out/review fire risk assessments	University Fire Safety Officer
Other responsible persons	Sodexo PLC
Person appointed to carry out firefighting	Security guards (Sodexo PLC)
Organisation responsible for maintaining fire safety measures	Sodexo PLC
Number of floors	7 and 11 floors (Block B), 7 and 13 floors (Block C). All blocks have basements
Use of building	Primarily residential. Gym and laundry located on upper ground floor. Sodexo office on ground floor.
Construction of building	B&C blocks are primarily constructed from reinforced concrete and blockwork. They are connected at ground and mezzanine levels to form a podium. Internal subdivision is generally achieved by the provision of lightweight partitions. Roof areas are flat. Wall finish is a generally a mixture of 'Corten' cladding and rendered insulation. Boiler plant is housed in the basement of C block. Approximately 330 students can be accommodated, mostly within a cluster flat arrangement. Within the podium of B&C blocks there are located a reception area, management offices, a laundry, a gymnasium and a refectory (the refectory and its associated kitchen are rarely used).
Summary of means of escape	Block B has a single protected staircase, with an associated lobby that houses the firefighting/evacuation lift and a passenger lift. There are two cluster flats per floor with 30 minute protected corridors, off which are located bedrooms and kitchen/living areas. The arrangement varies a little on the mezzanine where options for escape include access to the lower parts of the staircases provided for Block C. An additional accommodation stairs connects the ground floor and mezzanine. Block C has a single protected staircase that serves all twelve floors and a protected stair that extends from ground floor level to the 5th floor. Adjacent to the main protected staircase there is a lobby housing the firefighting/evacuation lift and a passenger lift. There are two proper cluster flats per floor with 30 minute protected corridors, off which are located bedrooms and kitchen/living areas. On lower floors, off a protected corridor, there are also two bedroom cluster flats which have, within their lobbies, small kitchenettes. All staircases continue down to basement level and particular care should consequently be taken to ensure doors to basements will be effective in protecting the stairs above.
Disabled means of escape provision	There are refuges in lobbies of stairs housing firefighting/evacuation lifts (which can be used to evacuate disabled persons). There are no refuges provided for anyone wishing to use the smaller stairs in C block - this needs to be factored in to any resident that requires a PEEP. A single powered evacuation chair is also provided but it should not be necessary to use this.
Normal hours of operation	24 hour
Any unusual fire risks	See general comments
General nature of fuel sources and methods of controlling these	In accommodation: Furniture, bedding, personal possessions and food stuffs In office areas: Stationery, office equipment and furniture 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.

General nature of ignition sources and methods of controlling these	In accommodation: Cooking and domestic electrical equipment In offices: Office electrical equipment Generally: Fixed wiring and plant In laundry: Washing machines and tumble dryers. 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.
Alarm system fitted	The alarm consists of smoke & heat detectors and manual call points.
Other fire safety equipment	Emergency lighting. Fire blankets in accommodation kitchens. Smoke control systems. Evacuation lifts. Refuges with in built communication system. Sprinkler system.
Exit locking mechanisms	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. It should also be noted that some doors in C block may be momentarily difficult to open when the protective smoke extract system is running.
Evacuation strategy	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.
General comments	The building has many positive fire safety features, notably a sprinkler system, 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'.