FIRE RISK ASSESSMENT SUMMARY - DEFOE (A Block)

Date	09 July 2026
Campus	Greenwich
Building	Defoe Halls
Address of premises	10 Lovibond Lane, Greenwich, London SE10 9FY
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	6 (ground and 5 upper floors)
Use of building	Residential
Construction of building	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.
Summary of means of escape	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, off which are located bedrooms and a kitchen/living area.
Disabled means of escape provision	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.
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 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 Generally: Fixed wiring and plant 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.
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.
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 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'.