FIRE RISK SUMMARY - DEVONPORT

Date	26 October 2026
Campus	Greenwich
Building	Devonport
Address of premises	66-68 King William Walk, London SE10 9JW
Accountable person (if Building Safety Act applies)	N/A
Primary responsible person	The LASE University Group Governing Body is the responsible person. Communication should be addressed to 'The Group University Secretary, The University of Greenwich, 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	N/A
Person appointed to carry out firefighting	Security guards (Sodexo PLC)
Organisation responsible for maintaining fire safety measures	Sodexo PLC
Number of floors	3 & 4
Use of building	Student accommodation and teaching/office space on the ground floor of main block. Laundry on ground floor of old block.
Construction of building	Devonport House halls of residence consists of three different structures. The earliest part of the building was originally a school and dates from the late 18th century. It is primarily constructed from brick and has a low pitched, timber framed roof finished in leadwork and slate. Two staircases serve the building, one constructed from stone and one from steel. Abutting the old building is an addition built in the early 20th century. This four storey structure, originally a nurses' home, is brick built with concrete floors and stone staircases. The roof is timber framed, pitched and tiled. The student residential accommodation is limited to the western half of the building, the eastern section being used as a hotel (though presently unoccupied). It is not possible to access one section of the building from the other. The ground floor of the student accommodation is occupied separately as teaching space/offices. This occupancy is separated from the accommodation by a 60 minute fire door (the floors of this block appear to be solid concrete and are also likely to offer 60 minutes fire resistance). To the rear is further accommodation in the form of a modern brick/blockwork four storey structure with a flat roof and a single concrete staircase. A lift is provided but it is not suitable for evacuation. All three buildings are arranged as student cluster flats with separate kitchens. A small laundry is housed on the ground floor of the old block.

Summary of means of escape	The flats in Devonport are laid out in cluster fashion, i.e. each flat consists of a 30 minute protected corridor off which there are located several student rooms (generally 5 or 6) and a communal kitchen. This arrangement, along with the FD30S flat front doors provides a minimum of two door protection between occupied rooms and the building's staircases. The main block is provided with two protected staircases, which all residents can access, if necessary via alarmed cross-corridor doors. One stairs terminates at an exit under the arch located at the centre of the building, the other discharges into the courtyard at the rear. The old block has two protected staircases but not all flats can access them - the northern section rooms can only access the northern stairs and rooms located directly off the southern staircase have only that staircase as a means of escape. The northern staircase discharges into the courtyard and the southern stairs terminates at an access path at the rear of the development. Both stairs can be cleared of smoke using windows but in some instances they appear to be painted shut. The newer block has just one protected staircase located centrally.
Disabled means of escape provision	The ground floor of the oldest and newest blocks are generally accessible and may be used for wheelchairs subject to a PEEP being devised prior to occupation.
Normal hours of operation	24 hour
Any unusual fire risks	No
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/teaching area: Office/teaching 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 in common areas. Fire extinguishers provided in office/teaching area. Fire blankets in accommodation kitchens.
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.