



FIRE RISK ASSESSMENT



Building Address: Gaslight Court, 37 Rookwood Way,
Bow, London, E3 2XT

Date of Assessment: 15 August 2024

UPRN: FISBLKGAS1

General Needs Purpose Built High Rise Block.

Date of Assessment: 15 August 2024

Address: Gaslight Court, 37 Rookwood Way, Bow, London, E3 2XT

Recommended date of Review: 15 August 2025

UPRN: FISBLKGAS1

Assessor: Steve Milchard GIFireE.

Applicable Fire Safety Legislation:

The Regulatory Reform (Fire Safety) Order 2005 (RRO)

The Management of Health and Safety at Work Regulations 1999 (HM&SWR)

Document Control	
Template used	Date
Peabody PAS 79:2012	12/02/2020
Fire Safety Regulations 2022	28/10/2022

Fire Risk Assessment - Review

0.2 Review	
Purpose of review	Annual review.
Fire Risk Appraisal of the External Wall completed by	Not required – low risk.
Date of FRAEW	Not required.
Change in number of flats?	No.
Change in the layout of the communal areas?	No.
Significant changes in measures to prevent fire since the time of the fire risk assessment?	N/A.
Have all previous recommendations been satisfactorily addressed?	No. - Monthly emergency lighting function testing does still not appear to be taking place. - No recent test/maintenance records of the automatic smoke ventilation system witnessed.
Other information	Cameron Newman, Building Safety Manager, was in attendance. Gaslight Court is attached to Adansbeck Court and shares the internal staircase. There is no physical separation between Gaslight and Adansbeck Court in the basement area. There is a basement car park, with ancillary plant and service areas, which are shared with Adansbeck and Torchbearer Court blocks. The car park has been assessed as part of the FRA for Torchbearer Court, however there is no evidence of the car park's MSVS system being tested within that document. This finding is listed in the Fire Risk Assessment for Adansbeck Court, carried out on the same day as this review. THIS FRA SHOULD BE READ IN CONJUNCTION WITH THE REPORTS FOR ADANSBECK AND TORCHBEARER COURT BLOCKS.
Recommended date of review of this FRA	15 August 2025.

Building Description and Use

0.3 Building Use	
What are the premises used for?	General needs residential block.
Type of occupancy (single or multiple)	Single.
Days and hours of which building is in use and any out of hours activities that take place?	The building is in use 24 hours a day.
Max number of staff working in areas assessed	There are no permanent staff based in this building. There is however a Concierge office located on Wyke Road with designated accommodation for Peabody Caretakers and Housing Management staff. At least two Caretakers are onsite between 07:00 to 15:30. The Neighbourhood Manager (NM) would normally be in the office from 09:00 to 17:00. The Concierge office is occupied from 06:00 until 23:00.
Max number of people	23 flats. 75 – based on a design occupancy of 11 one bed/two person flats, 7 two bed/four person flats and 5 three bed/five person flats.
Categories of main users	Residents & guests.
Are occupants familiar with the layout?	Yes.
Are premises used by people whose mobility/hearing/cognition maybe impaired?	Possibly by individuals with mobility, visual or hearing impairments as there are lifts to the upper floors.
Are there any contractors working in remote areas of the workplace, or working outside normal operating hours?	There were caretaking staff working around the estate at the time of assessment and on occasion contractors visit the building. Peabody staff are safeguarded under the company's lone working policy. Contractors should ensure that they have their own 'lone working procedures' and method statements appropriate for the work in hand.
Evacuation Strategy – e.g. phased, stay-put, full evacuation etc.	Stay Put.
How to access the building (eg. drop key, fob entry, contact details)	Peabody M1 key or fob access.
Name of the agency representative	N/A.

0.4 Building Description

Estimated build date	Constructed in 2019.
Description of layout 	Gaslight Court forms part of the redevelopment of what is Fish Island Village and is a continuation of the Olympic 2012 regeneration legacy. The overall site is located in Hackney Wick and is bounded on one side by the Hertford Union Canal and on another the River Lea. Gaslight Court is attached to Adansbeck Court and fronts onto the canal. On the ground floor there is a furnished entrance lobby plus a lift lobby giving access to the internal stairwell and a service area containing electrical, mechanical and ventilation risers which continue on up onto the upper floors and open out into the circulation corridors. There is no physical separation between Gaslight and Adansbeck Court in the basement area. Number of staircases: One protected staircase terminating on the ground floor and decanting via the lift and entrance lobbies to open air. This staircase is shared with Adansbeck Court. There is a separate staircase, which serves the basement car park, accessed from a corridor in Adansbeck Court leading to an exit into the rear courtyard. Number and location of final exits: Three - the main entrance/exit and there is also the option of using the main entrance/exit for Adansbeck Court and the exit into the rear external courtyard. Provision of firefighting lifts: There is one elevator which is not a designated firefighting lift. However a firefighting lift is installed in Adansbeck Court. External arrangements: The block is accessed from a paved walkway off Rookwood Way. A designated bin store is provided under the block and is accessed from the basement car park. The vehicular entrance to the car park is located on Rockwood Way. To the rear of the block is an external courtyard with access/egress to Rookwood Way. A dry riser is installed.

	This is a fire engineered building with a sprinkler system installed in all flats, automatic opening vents (AOV) at the head of the stair and mechanical vents (MSVS) in the accommodation corridors. Both the AOV and vents are operated by the fire alarm system, with override switches located within the stairwell on each floor. Communal fire detection within the block is for the operation of these systems only. CCTV is installed. THE LIFT MUST NOT BE USED IN A TIME OF EMERGENCY. 23 flats in total.
Brief details of construction	7 storey purpose built attached residential block incorporating basement car parking, with reinforced concrete floors, staircase and flat roofs. Internal partitions within the common parts comprise plasterboard dry linings with masonry walls to the staircase and lift shaft. There is a suspended acoustic ceiling below the concrete slab in the circulation areas.
Type of construction	Modern concrete framed.
External wall type	External façades are comprised of fair faced brickwork and glass.
Is the cladding non-combustible?	Yes.
Is the insulation non-combustible?	Yes.
Other cladding type	N/A.
Approximate area in sqm of building footprint	347m ² .
State parts of building assessed – detail areas not assessed/visited and reason(s)	All circulation areas, service risers, car park, cycle and bin stores allocated to this block. Several flats were also accessed.
(If residential) Fire Risk Assessment Type	Type 1 communal area only.
Number of floors ground and above	6.
Number of floors below ground	1.
Number of escape routes / final exits / stairs	One escape staircase and three exits.
Is there an underground car park?	Yes. Shared with Adansbeck and Torchbearer Courts.

Date of previous FRA and are all actions complete and signed off?	6 September 2023. No, see Section 0.2.
---	---

Risk Assessment Ratings

Risk:

ACTIONS / RECOMMENDATIONS	
Each recommendation has been assigned a risk, LOW, MEDIUM or HIGH by the Fire Risk Assessor; this is indicated in the Significant Findings and informs the Risk Level Estimator at the end of the document.	
Low Risk	3
Medium Risk	2
High Risk	1

Findings of the Fire Risk Assessment

Action Plan

This section comments on those aspects of the assessment identified in the main body of the report as requiring attention. The following must be implemented:

Ref	Recommendation	Location	Risk	Qty
8.3.	The magazine and leaflets must be removed immediately, with the Neighbourhood Manager (NM) making regular inspections to ensure that all intakes, risers and communal areas remain clear and unobstructed at all times.	Entrance lobby. 	1	
20.3.	Monthly function testing of the emergency lighting system must commence immediately. It is recommended that the results of these tests are recorded in a dedicated fire log book and kept onsite.	Management.	1	
20.3.	A competent person must be employed to carry out an annual discharge test of the building's emergency lighting system. Should the system fail then remedial works must take place as soon as possible. All works must comply with BS 5266 Pt:1. All certificates must be uploaded onto EDMS immediately upon receipt.	Management.	1	
20.6.	A competent person must be employed to carry out testing of the building's dry riser system. This must include an annual 12 bar wet test. All works must comply with BS 9990. All certificates must be uploaded onto EDMS immediately upon receipt.	Management.	1	
20.8.	A competent person must be employed to carry out testing of the building's sprinkler system, in accordance with BS 9251. All certificates must be uploaded onto EDMS immediately upon receipt.	Management.	1	
20.10.	A competent person must be employed to carry out testing of the building's automatic smoke ventilation and fire alarm systems. These must be in accordance with BS 9999 and BS 5839 Pt:1. All certificates must be uploaded onto EDMS immediately upon receipt.	Management.	1	
20.10c.	In conjunction with finding 20.10 a competent person must be employed to carry out testing of the building's dampers. All works must comply with BS 9999.	Management.	1	
20.11b	A competent person must be employed to carry out a conductor test of the building's lightning protection system. A works must comply with BS EN 62305:3.	Management.	1	

Note: The significant findings or those areas that have been identified as requiring attention both from the fire risk assessment or any other investigations should be listed in the action plan above and actioned accordingly in order to improve the levels of fire safety within the common areas to ensure the safety of both the residents, staff and visitors to the premises.

IDENTIFICATION OF PEOPLE AT RISK

1. People at Risk

- | | | | | | |
|-----|---|---------|-------------------------------------|-----|-------------------------------------|
| 1.1 | Any particular user group at risk? | Yes | ☐ | No | ☒ |
| 1.2 | Are there any employees working in remote areas of the workplace? | Yes | ☐ | No | ☒ |
| 1.3 | Is the building used for sleeping purposes? | Yes | ☒ | No | ☐ |
| 1.4 | Is the building classed as Specialised Housing? | Yes | ☐ | No | ☒ |
| 1.5 | Are there people confined to bed, or whose mobility is impaired? | Unknown | ☒ | Yes | ☐ |
| | | | | No | ☐ |

Comments:

Due to the demographic of the building, there may be residents with impairments. If Peabody become aware of residents with impairments of this nature, then further action may become necessary.

- | | | | | | |
|-----|--|---------|-------------------------------------|-----|--------------------------|
| 1.6 | Are there people who have visual or hearing impairments? | Unknown | ☒ | Yes | ☐ |
| | | | | No | ☐ |

Comments:

Due to the demographic of the building, there may be residents with impairments. If Peabody become aware of residents with impairments of this nature, then further action may become necessary.

- | | | | | | |
|-----|---|---------|-------------------------------------|-----|--------------------------|
| 1.7 | Are there people with cognitive difficulties? | Unknown | ☒ | Yes | ☐ |
| | | | | No | ☐ |

Comments:

It could not be established at the time of the inspection if any residents have any cognitive impediments. If Peabody become aware of residents with impairments of this nature, then further action may become necessary.

- | | | | | | |
|-----|---|---------|--------------------------|-----|-------------------------------------|
| 1.8 | Are there elderly or young children and babies? | Unknown | ☐ | Yes | ☒ |
| | | | | No | ☐ |

Comments:

Both risk groups are almost certainly in situ, however, individual residents will be responsible for evacuation should it become necessary.

- | | | | | | |
|-------|---|-----|-------------------------------------|-----|-------------------------------------|
| 1.9 | Is the building occupied by people familiar with the layout? | Yes | ☒ | No | ☐ |
| 1.10 | Is the building occupied by manageable numbers of staff / visitors? | Yes | ☒ | No | ☐ |
| 1.11 | Are PEEPs or person centred risk assessments required? | Yes | ☐ | No | ☒ |
| 1.11a | If required are PEEPS or person centred risk assessment completed and up to date? | N/A | ☒ | Yes | ☐ |
| | | | | No | ☐ |

1.12 *Comments and deficiencies observed:*

The predominant occupant type within a residential dwelling is one that is familiar with the layout of the building they frequent on a daily basis. Visitors cannot be accounted for within any management procedures, as their presence on the premises can occur at any time.

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

2. Electrical Sources of Ignition

- | | | | | | | |
|-----|--|-----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 2.1 | Reasonable measures taken to prevent fires of electrical origin? | | Yes | ☒ | No | ☐ |
| 2.2 | Is there a landlord supply? | | Yes | ☒ | No | ☐ |
| | • If yes is it suitably protected? | | Yes | ☒ | No | ☐ |
| 2.3 | Suitable limitation of trailing leads and adaptors | | Yes | ☒ | No | ☐ |
| 2.4 | Suitable policy regarding the use of personal electrical appliances? | N/A | ☒ | Yes | ☐ | No |
| 2.5 | Portable appliance testing (where appropriate) carried out? | N/A | ☒ | Yes | ☐ | No |
| 2.6 | <i>Comments, hazards observed and actions:</i> | | | | | |
| | <i>An electrical installations commissioning report, dated 9 November 2019, is recorded.</i> | | | | | |

3. Smoking

- | | | | | | | |
|-----|---|--|-----|-------------------------------------|----|--------------------------|
| 3.1 | Reasonable measures taken to prevent fires as a result of smoking? | | Yes | ☒ | No | ☐ |
| 3.2 | <i>Comments, hazards observed and actions:</i> | | | | | |
| | <i>'No Smoking' signage is displayed throughout the communal areas of the building.</i> | | | | | |



4. Arson

4.1 Has there been a history of fire incidents in the building? Yes ☐ No ☒

4.2 Does basic security against arson by outsiders appear reasonable? Yes ☒ No ☐

4.3 Is there an unnecessary fire load in close proximity to the building or available for ignition by outsiders? Yes ☐ No ☒

4.4 *Comments, hazards observed and actions:*

Refuse holding area is located in the basement area of the block.



CCTV is installed.



5. Portable Heaters and Heating Installations

- 5.1 Is the use of portable heaters avoided as far as practicable? Yes ☒ No ☐
- 5.2 If portable heaters are used:
- * Is the use of the more hazardous type (e.g. radiant bar fires or LPG appliances) avoided? Yes ☐ No ☐
- 5.3 Are heaters in close proximity to combustible materials? Yes ☐ No ☐
- 5.4 *Comments, hazards observed and actions:*
There is no heating within the communal areas of the block.
The only heating is within the individual flats.

6. Cooking

- 6.1 Are there cooking facilities in place other than domestic? N/A ☐ Yes ☐ No ☒
- 6.2 Are reasonable measures taken to prevent fires as a result of cooking? N/A ☒ Yes ☐ No ☐
- More specifically:
- 6.3 Filters changed and ductwork cleaned regularly? N/A ☒ Yes ☐ No ☐
- 6.4 Suitable extinguishing appliances available? N/A ☒ Yes ☐ No ☐
- 6.5 *Comments, hazards observed and actions:*
There are no communal cooking facilities within the block.
Cooking facilities are within the self-contained flats. These have FD30S front doors and internal smoke detection.

7. Lightning

- 7.1 Do the premises have a lightning protection system? Yes ☒ No ☐
- 7.2 If no - is the building taller than surrounding buildings and is likely to require one? N/A ☒ Yes ☐ No ☐
- 7.3 If yes, does it look to be complete and undamaged? N/A ☐ Yes ☒ No ☐
- 7.2 *Comments, hazards observed and actions:*
The building's rebar is being used as the down conductors.

8. Housekeeping, Combustibles and Flammables

- 8.1 Is the standard of housekeeping adequate? Yes ☐ No ☒
- More specifically:
- 8.2 Combustible materials appear to be separated from ignition sources? Yes ☒ No ☐
- 8.3 Avoidance of unnecessary accumulation of combustible materials or waste? Yes ☐ No ☒
- 8.4 Appropriate storage of hazardous materials? N/A ☒ Yes ☐ No ☐
- 8.5 Combustible material stored appropriately? Yes ☐ No ☒
- 8.6 Are all escape routes clear of combustible materials? Yes ☐ No ☒
- 8.7 Is there any upholstered furniture located in the premises? Yes ☒ No ☐
- 8.7a If yes is there evidence to indicate that it complies with the Furniture and Furnishings (Fire Safety) Regulations 1988 N/A ☐ Yes ☒ No ☐
- 8.8 Are flammable materials used? Describe below Yes ☐ No ☒
- 8.9 Are storage arrangements for flammable materials suitable and sufficient? N/A ☒ Yes ☐ No ☐
- 8.10 *Comments, hazards observed and actions:*

Magazines and leaflets were witnessed in the entrance lobby.

8.3. The magazine and leaflets must be removed immediately, with the Neighbourhood Manage (NM) making regular inspections to ensure that all intakes, risers and communal areas remain clear and unobstructed at all times.

The chair in the entrance lobby is fire retardant.



9. Hazards Introduced By Outside Contractors and Building Works

- 9.1 Is the building undergoing extensive refurbishment work or is part of a phased construction site? Yes ☐ No ☒
- 9.2 If yes - has a construction phase plan been implemented as required under the CDM Regulations? N/A ☒ Yes ☐ No ☐
- 9.3 Is there satisfactory control over works carried out in the building by outside contractors (including "hot work" permits)? Yes ☒ No ☐
- 9.4 If there are in-house maintenance personnel, are suitable precautions taken during "hot work", including use of hot work permits? N/A ☒ Yes ☐ No ☐

9.5 *Comments:*

Peabody has a 'permit to work' system in place for contractors carrying out work at Peabody premises. All contractors should be given training either as part of a prior selection process, or prior to commencement of work being carried out at Peabody premises. All contractors receive a permit to work when carrying out hot works.

10. Dangerous Substances

- 10.1 Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? N/A ☒ Yes ☐ No ☐
- 10.2 If 10.1 applies, has a specific risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002? N/A ☒ Yes ☐ No ☐

10.3 *Comments:*

None seen at the time of inspection in the common areas of the building.

11. Other Significant Fire Hazards That Warrant Consideration including Process Hazards that impact on General Fire Precautions?

11.1 Detail Hazards:

None.

11.2 *Comments and deficiencies observed:*

Please see details in Section 0.4.

FIRE PROTECTION MEASURES

12. Means of Escape from Fire

12.1	It is considered that the premises are provided with reasonable means of escape in case of fire.	Yes	☒	No	☐
12.2	More specifically:				
	* Adequate design of escape routes?	Yes	☒	No	☐
	* Adequate provision of exits?	Yes	☒	No	☐
	* Exits easily and immediately openable where necessary?	Yes	☒	No	☐
	* Fire exits open in direction of escape where necessary for the occupancy?	Yes	☒	No	☐
	* Avoidance of sliding or revolving doors as fire exits where necessary?	Yes	☒	No	☐
	* Satisfactory means for securing exits?	Yes	☒	No	☐
12.3	Reasonable distances of travel:				
	* Where there is a single direction of travel?	N/A	☐	Yes	☒
	* Where there are alternative means of escape?	N/A	☐	Yes	☒
12.4	Is there sufficient ventilation provided in the stairwell to allow the escape of smoke in the event of a fire (1.5sqm min)			Yes	☒
12.5	Are windows or glazed elements leading onto escape routes fire resisting above 1.1m?	N/A	☐	Yes	☒
12.6	Suitable fire precautions for all inner rooms	N/A	☒	Yes	☐
12.7	Suitably fixed cabling (e.g. with trunking)	N/A	☒	Yes	☐
12.8	Are escape routes unobstructed and safe to use? See section 8 for housekeeping issues.			Yes	☒
12.9	It is considered that the premises are provided with reasonable arrangements for means of escape for disabled occupants?	N/A	☒	Yes	☐
12.10	<i>Comments and deficiencies observed:</i> <i>There are 7 floors in total, ground and 6 above. Accessed via a separate staircase, off a corridor in the adjoining Adansbeck Court leading from the lift lobby to the rear courtyard, is an extensive basement area mainly allocated to shared car and cycle parking, with a district heating plant room, tank room, bulk refuse room and designated bin rooms for each block.</i>				

The means of escape from the dwellings on floors 1 to 6 is along a protected and ventilated circulation corridor to the main protected staircase core, which is shared with the adjoining Adansbeck, and down to open air via the lift and entrance lobby. Escape from the car park is either up a pathway at the side of the vehicle ramp to a pedestrian gate at the side of the main car park gate or by using any of the staircases that lead into the various blocks.

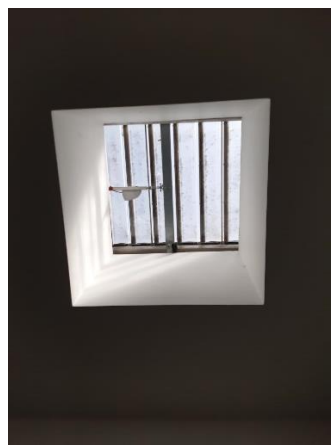
The main entrance/exit is secured by a fob activated door entry system. The final exit is openable using a push button exit and opens outward in the direction of travel. The electronically operated exit door should "fail to safe" in the unlocked state in the event of a power failure or on activation of the AOV detection system. There is also an emergency failsafe incorporated within the push button mechanism to cut the power and enable the lock to release.

Table 3.1 in the Building Regulations Approved Documents B Volume 1 stipulates that the maximum travel distance from a flat entrance door to common stair or stair lobby should be 7.5m, where there is escape in only one direction and the top storey is over 4.5m above ground level. The travel distance measured from the stair door on the 4th floor to No 402 is approximately 16m. As this is greater than the prescribed travel limits, a fire engineered solution is in place as well as a sprinkler installation to all flats.

From the upper floor to the ground floor, there is a single direction of escape.

On the ground floor, there is escape in alternative directions via the main entrance/exit, or via Adansbeck through that main entrance/exit or down a corridor into the rear courtyard.

There are two automatic opening vents provided at the top of the shared stairwell giving more than the minimum free area of 1.0m². On each floor a smoke shaft provides ventilation to the enclosed circulation corridor, plus there is a ventilation grille incorporating a damper, between the lift lobby and stairwell.



13. Measures to Limit Fire Spread and Development

13.1	It is considered that the compartmentation of a reasonable standard?					
	* Service Risers - Compartmentation of a reasonable standard?	N/A	☐	Yes	☒	No ☐
	* Roof space - Compartmentation of a reasonable standard?	N/A	☒	Yes	☐	No ☐
	* Glazing - do the glazed doors or panels provide a reasonable level of compartmentation?	N/A	☐	Yes	☒	No ☐
13.2	Reasonable limitation of linings that may promote fire spread.			Yes	☒	No ☐
13.3	Are fire dampers provided in any ducting to protect critical means of escape			Yes	☒	No ☐
13.3a	Are the dampers sufficient to protect critical means of escape against passage of fire, smoke and combustion products.	N/A	☐	Yes	☒	No ☐
13.4	Are windows or glazed elements leading onto escape routes fire resisting?	N/A	☐	Yes	☒	No ☐
13.5	From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance?	N/A	☐	Yes	☒	No ☐
13.6	Are existing fire doors adequate	N/A	☐	Yes	☒	No ☐
	More specifically:					
	* Do fire doors close automatically?	N/A	☐	Yes	☒	No ☐
	* Are they held open by device linked to alarm system?	N/A	☐	Yes	☐	No ☒
	* Are fire resisting self-closing doors unobstructed and functioning correctly?	N/A	☐	Yes	☒	No ☐
	* Are non-self-closing fire doors maintained and kept locked when not in use?	N/A	☐	Yes	☒	No ☐
13.7	If there is an enclosed gas meter room, is there a total effective ventilation area (free area) of at least 3%	N/A	☒	Yes	☐	No ☐
13.8	If the common stairwell contains a network gas pipeline, is there direct ventilation to outside?	N/A	☒	Yes	☐	No ☐
13.9	<i>Comments and deficiencies observed:</i>					

As a type 1 FRA only a visual inspection of the accessible areas was undertaken.

Therefore the findings within this section should not be construed as a full compartmentation assessment of the building, as areas with restricted access, i.e. false ceilings and void areas were only inspected where readily and safely accessible.

The compartmentation between flats and the means of escape is constructed to provide 60 minutes fire resistance. The stairwell and lift shaft are designed as protected shafts with up to 2 hours fire resistance. Services are run in 90 minute fire rated riser shafts.

Fire stopping to service penetrations have been carried out by LDD Fire Protection 7 Eastbury Road, Beckton, London, E6 6LP (020 7277 3875). Regulation 38 documentation should be referred to with regards the specification of fire stopping materials used.

The staircase to the car park is physically separated from the flat escape staircase and is accessed off a corridor in the adjoining Adansbeck leading from the main entrance lobby to the rear courtyard.

Surface linings in the common areas comprise emulsion paint and generally comply with Class 0 or European Class B rating of fire spread.

Motorised dampers installed in conjunction with the smoke ventilation system are present within riser cupboards and the dividing wall between the stairwell and lift lobby.

Doors to the stairwell, and the service cupboards are third party certified FD60S doors, with FD30S dwelling entrance doors. All communal fire doors are fitted with three CE marked steel hinges and shut on 15mm stops. Doors to the stairwell have fire rated Pyrosec vision panels.

The building has a flat roof, therefore there is no loft space to inspect.

The doors to Flats 201, 304 and 404 were inspected with all found to be suitable and sufficient.



14. Lighting and Emergency Lighting

- | | | | | | |
|------|--|-----|-------------------------------------|----|-------------------------------------|
| 14.1 | Are the common areas/escape routes adequately lit by artificial lighting? | Yes | ☒ | No | ☐ |
| 14.2 | Is the artificial lighting provided in the common areas in working order? | Yes | ☒ | No | ☐ |
| 14.3 | Are the common areas provided with emergency lighting? | Yes | ☒ | No | ☐ |
| 14.4 | Is the emergency escape lighting system provided in the common parts and other escape routes of a reasonable standard? | Yes | ☒ | No | ☐ |
| 14.5 | Is the artificial lighting separate from the emergency lighting? | Yes | ☐ | No | ☒ |
| 14.6 | <i>Comments and deficiencies observed:</i>
<i>Emergency lighting is installed in accordance with BS 5266 Pt:1 and is of the combined variety.</i> | | | | |

15. Fire Safety Signs and Notices

- | | | | | | | | |
|------|--|-----|-------------------------------------|-----|-------------------------------------|----|--------------------------|
| 15.1 | Reasonable standard of fire safety signs and notices? | N/A | ☐ | Yes | ☒ | No | ☐ |
| 15.2 | More specifically | | | | | | |
| * | Are suitable and sufficient exit and directional signs in place? | N/A | ☐ | Yes | ☒ | No | ☐ |
| * | Are internal fire doors and escape doors provided with appropriate fire signage? | N/A | ☐ | Yes | ☒ | No | ☐ |
| * | Is there suitable and sufficient signage to passive and active firefighting systems? | N/A | ☐ | Yes | ☒ | No | ☐ |
| * | Is there suitable external signage on external exit routes? | N/A | ☒ | Yes | ☐ | No | ☐ |
| * | Are clear fire action notices displayed? | N/A | ☐ | Yes | ☒ | No | ☐ |
| 15.3 | <i>Comments and deficiencies observed:</i> | | | | | | |

Fire Action Notices, displaying a Stay Put policy, are installed throughout the communal areas.



There is floor identification wayfinding signage installed on all floors.

16. Means of Giving Warning In Case Of Fire

- | | | | | | | | |
|------|---|-----|-------------------------------------|-----|-------------------------------------|----|--------------------------|
| 16.1 | Is there automatic fire detection provided? | N/A | ☐ | Yes | ☒ | No | ☐ |
| 16.2 | Apparent extent of detection | | | | | | |
| | No communal | | | | ☐ | | |
| | Part 1 – L1 | | | | ☐ | | |
| | Part 1 – L2 | | | | ☐ | | |
| | Part 1 – L3 | | | | ☒ | | |
| | Part 1 – L5 | | | | ☒ | | |
| | Part 6 used in communal area | | | | ☐ | | |
| | Unknown | | | | ☐ | | |
| 16.3 | Does the automatic detection system appear to be functioning correctly with no faults? | N/A | ☐ | Yes | ☒ | No | ☐ |
| 16.4 | Extent of automatic fire detection generally appropriate for the occupancy and fire risk? | N/A | ☐ | Yes | ☒ | No | ☐ |
| 16.5 | If there is a manually operated electrical fire alarm system, is it appropriate? | N/A | ☒ | Yes | ☐ | No | ☐ |

16.6	Remote transmission of alarm signals?	N/A	☐	Yes	☐	No	☒
16.7	Is a zone chart displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	☐	Yes	☒	No	☐
16.8	Is there suitable domestic fire detection within dwellings?	N/A	☐	Yes	☒	No	☐
16.9	Extent of detection within dwellings						
	N/A		☐				
	Not assessed		☐				
	Part 1 – see 16.2		☐				
	Part 6 LD1		☐				
	Part 6 LD2		☒				
	Part 6 LD3		☐				
	Part 6 Mixed		☐				

16.10 *Comments and deficiencies observed:*

There is a category L5 detection and alarm system installed in the block to initiate the operation of the life safety automatic ventilation systems. No sounders or manual call points are provided as part of the system.

An L3 category detection and alarm system is provided in the basement car park in order to operate the mechanical smoke extract system.

The fire strategy did not deem it necessary to provide manual call points in the building or the basement area.

A zone chart is displayed adjacent to the fire alarm panel in the entrance lobby of the block.





A hardwired interlinked Category LD2 system incorporating detectors in the hallway (smoke) and kitchen (heat) is present in each flat. All flats are sprinklered and there is a single test point/flow switch for ease of maintenance in a riser cupboard on each floor.

The LD2 system was installed on the recommendation of the building's fire strategy.

17. Fire-Fighting Appliances and Automatic Systems

17.1	Are the portable fire extinguishers provided in staffed areas, kitchens and plant rooms?	N/A	☒	Yes	☐	No	☐
17.1b	Are the portable fire extinguishers P50 or standard?	N/A	☒	Yes	☐	No	☐
17.2	Hose reels provided?			Yes	☐	No	☒
17.3	Are fire blankets suitably located within cooking / food preparation areas?	N/A	☒	Yes	☐	No	☐
17.4	Are there sprinklers or other fixed suppression systems?			Yes	☒	No	☐
17.4a	Are sprinklers in communal, flats or both?	Flats only	☒	Yes	☐	No	☐
17.5	Are there Dry or Wet Risers?			Yes	☒	No	☐
17.5a	Are the Dry risers appropriately positioned for use once hoses are pressurised and adequately protected in riser cupboards?	N/A	☐	Yes	☒	No	☐
17.6	Are there manual or automatic opening vents?			Yes	☒	No	☐
17.6a	If yes, are they suitably signed and override switches suitably located?	N/A	☐	Yes	☒	No	☐

- 17.6b Do any smoke ventilation systems appear to be working correctly and undamaged? N/A ☐ Yes ☒ No ☐
- 17.7 Are there solar PV panels? Yes ☐ No ☒
- 17.8 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc. N/A ☒ Yes ☐ No ☐
- 17.9 Are there firefighting lifts? Yes ☐ No ☒

17.10 *Comments and deficiencies observed:*

Sprinkler heads are only located within the flats. There is no system in the communal areas or car park.

It is a Peabody design requirement that blocks of 4 or more storeys are sprinklered. A single test switch is provided per floor for ease of maintenance and there are data labels present.

There are dry risers with outlets in proprietary cabinets located within the stairwell shared with Adansbeck Court. The inlet is sited by the main entrance to the block.



To mitigate the extended travel distance, each corridor is provided with a single 0.6sqm mechanical fan assisted smoke shaft that is located within a maximum of 7.5m of the end of the corridor furthest from the staircase. Next to the staircase door on each floor is a 1sqm automatically opening vent. The staircase doors also open in the direction of airflow (i.e. onto the circulation corridors).

A mechanical smoke venting system has been installed in the basement car park. Vents to the car park access lobbies in each block have been engineered out and these areas incorporated within the car park ventilation system.

A single accommodation lift is installed. A dedicated firefighting lift is installed in Adansbeck Court.



MANAGEMENT OF FIRE SAFETY

18. Procedures and Arrangements

18.1 Who is responsible for preparing the Emergency Plan for the workplace/premises? Yes ☒ No ☐

Landlord ☐

Managing Agent ☐

Occupier ☐

Peabody as landlord ☒

Peabody as managing agent ☐

18.2 Describe the evacuation strategy and procedures in place, are they appropriate to the premises and user groups? Yes ☒ No ☐

Comments:

The current evacuation procedure for this building is 'Stay Put' in flats and 'Full Evacuation' of the basement car park, ancillary and communal areas.

18.3 Is there a suitable record of the fire safety arrangements? Yes ☐ No ☒

Comments:

Fire Action Notices, displaying the above policy, are installed throughout the communal areas.

18.4 Are procedures in the event of fire appropriate and properly documented? Yes ☒ No ☐

More specifically:

* Are there suitable arrangements for summoning the fire and rescue service? N/A ☐ Yes ☒ No ☐

* Are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters? N/A ☒ Yes ☐ No ☐

* Are there suitable arrangements for ensuring that the premises have been evacuated? N/A ☒ Yes ☐ No ☐

* Is there a suitable fire assembly point(s)? N/A ☐ Yes ☒ No ☐

* Are there adequate procedures for evacuation of any disabled people who are likely to be present? N/A ☒ Yes ☐ No ☐

* Persons nominated and trained to use fire extinguishing appliances? N/A ☒ Yes ☐ No ☐

* Persons nominated and trained to assist with evacuation, including evacuation of disabled people? N/A ☒ Yes ☐ No ☐

18.5 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)? N/A ☐ Yes ☐ No ☐

18.5a Is there a premises information box? Yes ☐ No ☒

Comments:

Due to the complex design of the building a PIB must be installed between the main entrances of Adensbeck and Gaslight Courts. This finding is listed in the Fire Risk Assessment for the former, which was carried out on the same day as this review.

18.6 Routine in-house inspections of fire precautions (e.g. in the course of health and safety inspections)? N/A ☐ Yes ☒ No ☐

Comments:

Regular Health and Safety inspections of the premises are undertaken by caretaking staff, neighbourhood and property managers.

19. Training and Drills

- 19.1 Are all staff given adequate fire safety instructions on induction? N/A ☐ Yes ☒ No ☐

Comments:

Peabody staff form part of the annual fire safety programme.

- 19.2 Are all staff given adequate fire safety training for their role? Yes ☒ No ☐

Comments:

Peabody staff form part of the annual fire safety programme.

- 19.3 Are all staff given adequate periodic "refresher training" at suitable intervals? N/A ☐ Yes ☒ No ☐

Comments:

Peabody staff form part of the annual fire safety programme.

- 19.4 Are staff with special responsibilities (e.g. fire wardens) given additional training? N/A ☒ Yes ☐ No ☐

- 19.5 Have staff / tenants / service users participated in a fire evacuation drill in the past twelve months? Are records kept? N/A ☐ Yes ☐ No ☒

- 19.5a Date of last drill?

Comments:

Evacuation drills are not required in a residential block.

- 19.6 If a need for staff to use fire extinguishers/blankets has been identified, has training been provided? N/A ☒ Yes ☐ No ☐

Comments:

None.

20. Testing, Maintenance and Records

- 20.1 Should records be kept on site? Yes ☐ No ☒

NB Peabody servicing is managed through Keystone KSI. These checklists will be used to confirm that all equipment is on an appropriate servicing regime.

Comments:

Records are kept electronically, however it is recommended that a fire safety log book be kept onsite to record the results of the emergency lighting monthly function tests.

20.2	Weekly testing and periodic servicing of fire detection and alarm system?	N/A	☐	Yes	☐	No	☒
20.3	Monthly and annual testing routines for emergency lighting?	N/A	☐	Yes	☐	No	☒
20.4	Fire extinguishers in date?	N/A	☒	Yes	☐	No	☐
20.4a	Fire blankets in date?	N/A	☒	Yes	☐	No	☐
20.5	Records for periodic inspection of external escape staircases and gangways?	N/A	☒	Yes	☐	No	☐
20.6	Six-monthly inspection and annual testing of dry rising mains?	N/A	☐	Yes	☐	No	☒
20.6a	Six-monthly inspection and annual testing of wet rising mains?	N/A	☒	Yes	☐	No	☐
20.7	Testing of fire-fighting lifts?	N/A	☒	Yes	☐	No	☐
20.7a	Records for back up generator	N/A	☒	Yes	☐	No	☐
20.8	Weekly (if commercial) testing and periodic inspection of sprinkler installations?	N/A	☐	Yes	☐	No	☒
20.9	Routine checks on kitchen ventilation systems	N/A	☒	Yes	☐	No	☐
20.9a	Routine checks on car park ventilation systems	N/A	☐	Yes	☐	No	☒
20.10	Routine checks on automatic opening vents	N/A	☐	Yes	☐	No	☒
20.10a	Routine checks on manually operated vents	N/A	☒	Yes	☐	No	☐
20.10b	Routine checks on mechanical smoke ventilation systems	N/A	☐	Yes	☐	No	☒
20.10c	Routine checks on dampers	N/A	☐	Yes	☐	No	☒
20.10d	Routine checks on fire curtains	N/A	☒	Yes	☐	No	☐
20.11	Has a 5 year electrical installation check taken place?	N/A	☐	Yes	☒	No	☐
20.11a	Records for solar PV	N/A	☒	Yes	☐	No	☐
20.11b	Records for lightning protection	N/A	☐	Yes	☐	No	☒
20.12	Records for portable appliances PAT testing	N/A	☒	Yes	☐	No	☐
20.13	Records for gas safety checks / boiler inspections	N/A	☒	Yes	☐	No	☐
20.14	<i>Comments:</i>						

The fire alarm should be tested and maintained in conjunction with the automatic smoke ventilation systems.

No records of monthly emergency lighting function testing witnessed. An unsatisfactory annual discharge test certificate, dated 24 August 2023, was witnessed

No recent records of 12 bar dry riser wet testing witnessed.

No recent records of sprinkler testing witnessed.

No test records of the car park's MSVS witnessed. This finding is listed in the Fire Risk Assessment of Adansbeck Court, which was carried out on the same day as this review.

No recent test records of the building's automatic smoke ventilation systems witnessed.

An electrical installations commissioning report, dated 9 November 2019, is recorded.

The last lightning conductor test certificate witnessed is dated 10 August 2023.

20.2. Refer to Section 20.10

20.3. Monthly function testing of the emergency lighting system must commence immediately. It is recommended that the results of these tests are recorded in a dedicated fire log book and kept onsite.

A competent person must be employed to carry out an annual discharge test of the building's emergency lighting system. Should the system fail then remedial works must take place as soon as possible. All works must comply with BS 5266 Pt:1. All certificates must be uploaded onto EDMS immediately upon receipt.

20.6. A competent person must be employed to carry out testing of the building's dry riser system. This must include an annual 12 bar wet test. All works must comply with BS 9990. All certificates must be uploaded onto EDMS immediately upon receipt.

20.8. A competent person must be employed to carry out testing of the building's sprinkler system, in accordance with BS 9251. All certificates must be uploaded onto EDMS immediately upon receipt.

20.10. A competent person must be employed to carry out testing of the building's automatic smoke ventilation and fire alarm systems. These must be in accordance with BS 9999 and BS 5839 Pt:1. All certificates must be uploaded onto EDMS immediately upon receipt.

20.10c. In conjunction with finding 20.10 a competent person must be employed to carry out testing of the building's dampers. All works must comply with BS 9999.

20.11b. A competent person must be employed to carry out a conductor test of the building's lightning protection system. All works must comply with BS EN 62305:3.

Risk Level Estimator

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in PAS 79:

Potential consequences of fire ⇒ Likelihood of fire ↓	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low ☐ Medium ☒ High ☐

In this context, a definition of the above terms is as follows:

- Low:** Unusually low likelihood of fire as a result of negligible potential sources of ignition.
- Medium:** Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).
- High:** Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm ☐ Moderate harm ☒ Extreme harm ☐

In this context, a definition of the above terms is as follows:

- Slight harm:** Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).
- Moderate harm:** Outbreak of fire could foresee-ably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.
- Extreme harm:** Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial ☐ Tolerable ☐ Moderate ☒ Substantial ☐ Intolerable ☐

Comments:

The building is considered to be moderate risk. All high risk findings must be rectified as soon as possible.

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 45002-0:2018 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the following action plan. The fire risk assessment should be reviewed regularly.)

Document & Quality Control

Assessor: Steve Milchard GFireE

Date: 19 August 2024

Signature:



Administrator: Nicola Miles

Date: 30th October 2024

Signature:



Building Safety Manager:

Date: 25/11/2024

Signature:



Reviewed by: David Perkins EngTech, AIFireE, MIFPO, L4DipFRA, MIOl

Date: 18th November 2024

Signature:



Appendix A – Legislation

This report has been prepared to assist in complying with:

The Regulatory Reform (Fire Safety) Order 2005 (RRO)

The Management of Health and Safety at Work Regulations 1999 (MH&SWR)

The purpose of the Regulations is to give further effect in Great Britain to the requirements of two European Council Directives.

The RRO and the MH&SWR require relevant employers to:-

1. Carry out a fire risk assessment of the workplace (which must consider all employees and all other people who may be affected by a fire in the workplace and include adequate provision for any disabled people with special needs who use or may be present at workplace);
2. Identify the significant findings of the risk assessment and the details of anyone who might be especially at risk in case of fire (these must be recorded when five or more people are employed);
3. Provide and maintain such fire precautions as are necessary to safeguard those who use the workplace; and
4. Provide information, instruction and training to employees about the fire precautions in the workplace.

There are five other legal duties you need to know:-

1. Where it is necessary to safeguard the safety of employees, the employer must nominate people to undertake any special roles, which are required under their emergency plan.
2. Employers must consult their employees (or their elected representatives or appointed trade union safety representatives) about the nomination of people to carry out particular roles in connection with fire safety and about proposals for improving the fire precautions.
3. Employers must inform other employers, who also have workplaces in the building, of any significant risks found during the risk assessment which might affect the safety of their employees and co-operate with them about the measures proposed to reduce/control those risks.
4. Persons who are not employers but have any control of premises which contain more than one workplace, are responsible for ensuring that the requirements of the Regulations are complied with in those parts under their control.
5. Employers must establish a suitable means of contacting the emergency services, and ensure that they can be called easily.

The assessment will depend on the nature of the workplace and the type and extent of the hazards and risks. Above all the process needs to be practical and it should involve management, whether or not Peabody assessors or contractors assist with the detail.

Appendix B - Note

It should be noted that The Regulatory Reform (Fire Safety) Order 2005 provides for a minimum fire safety standard and this assessment seeks to advise on compliance with this statutory requirement.

The observations and recommendations are only pertinent to the conditions at the time of the assessment. Regular inspections and review risk assessments will be implemented to ensure appropriate standards are maintained.

In order to carry out this fire risk assessment the assessors have used their professional expertise and judgement and guidance contained in publicly available specification (PAS 79: 2012) and fire safety risk assessment guides issued by H.M. Government.

Information for the completion of this assessment was obtained by a physical non-intrusive inspection of the common parts of the premises, which included the visual inspection of flat entrance doors from the common area. No inspection within individual flats was carried out and as such the degree of fire resistance between flats and flats and the common areas has not been included within this assessment.