



FIRE RISK ASSESSMENT



Building Address: Glow Court, 41 Rookwood Way,
Hackney Wick, London, E3 2XF

Date of Assessment: 27 November 2024

UPRN: FISBLKGLO1

General Needs High Rise Block.

Assessor:	Steve Milchard GFireE.
Address:	Glow Court, 41 Rookwood Way, Hackney Wick, London, E3 2XF
Next Review Date:	27 November 2025.

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	Scheduled review.
Fire Risk Appraisal of the External Wall completed by	Not required – low risk.
Date of FRAEW / EWS1	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?	None.
Have all previous recommendations been satisfactorily addressed?	No. - The non-fire retardant chair is still located within the reception lobby. - No records of emergency lighting monthly function testing witnessed. - Testing of the firefighting lift still does not appear to be taking place. - Although testing of the AOV system is taking place, it is still unknown if the building's MSV system and dampers are being tested/maintained.
Other information	Cameron Newman, Building Safety Manager, accompanied the assessor. Cameron Newman reported a faulty lift, with the fault being allocated the following number – 4453861/1. Glow Court, formally known as BLOCK K, forms part of the development known as 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. A major part of the ground floor has been allocated for commercial use and therefore does not form part of this FRA. All flats are leasehold.
Recommended date of review of this FRA	27 November 2025.

Building Description and Use

0.3 Building Use	
What are the premises used for?	General needs residential block.
	Multiple (Studio units 92, 93, 94 and The Tampery, with independent access/egress, form part of the ground floor). 
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 on site 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	119 – based on a designed occupancy of 10 one bed two person flats, 5 two bed three person flats and 21 two bed four 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.

0.3 Building Use

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 (e.g., drop key, fob entry, contact details)	Peabody M1 key.
Name of the agency representative	N/A.

0.4 Building Description

Estimated build date	Constructed 2019.
	Glow Court, formally known as Block K, fronts onto the canal with flats arranged as follows:- Floor 1 – 101 – 106 Floor 2 – 201 – 206 Floor 3 – 301 – 306 Floor 4 – 401 – 406 Floor 5 – 501 – 506 Floor 6 – 601 – 606. 36 flats in total. 

0.4 Building Description

	All the flats are accessed from the lift lobbies. On the ground floor, there is a furnished reception lobby plus an inner lift lobby giving access to the internal stairwell, with landlord store rooms, under stair sluice cupboard, electrical, mechanical and ventilation risers which continue on up onto the upper floors and open out into the flat circulation areas. From the lift lobby, there is a rear lobby with an alternative final exit. Number of staircases One Number and location of final exits: Two – the main entrance/exit and a secondary one into a rear shared courtyard. Provision of firefighting lifts There are two elevators, one of which is a designated firefighting lift. <u>Lifts must not be used in a time of emergency.</u> External arrangements The block is accessed from a pedestrianised Rookwood Way. A designated bin store is provided next to the rear courtyard exit. 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 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.
Brief details of construction	7 storey purpose built attached block incorporating commercial space on the ground floor, 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 with glazed shop fronts to the commercial elevations on the ground floor.
Is the cladding non-combustible?	Yes.

0.4 Building Description

Is the insulation non-combustible?	Yes.
Other cladding type	None.
Approximate area in sqm of building footprint	552 m ² .
State parts of building assessed – detail areas not assessed/visited and reason(s)	All circulation areas, electrical, mechanical risers.
(If residential) Fire Risk Assessment Type	Type 1, communal only.
Number of floors ground and above	7.
Number of floors below ground	0.
Number of escape routes / final exits / stairs	One escape staircase and two final exits on the ground floor.
Is there an underground car park?	No.
Date of previous FRA and are all actions complete and signed off?	14 November 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 buggy and combustibles must be removed immediately, with the Neighbourhood Manager (NM) making regular inspections to ensure all communal areas, intake rooms and service risers remain clear and unobstructed at all times.	1 st floor sprinkler stop valve riser.  2 nd floor flat lobby. 	1	
8.7a.	The chair does not appear to conform to the Furniture and Furnishings (Fire Safety) Regulations 1988. This must be removed. Any replacement must show compliance with the above standard.	Reception lobby. 	1	
15.2.	Supply and install AOV override signage, in accordance with BS 5499.	Stairwell. 1 st to 6 th floors.	2	6
16.8	Remove incorrectly marked up 'Zone Chart' and replace with a new 'Zone Chart' which represents the correct levels in the building.	Entrance	2	1
17.4.	In accordance with BS 9251, it must be ensured that the sprinkler flow switches are connected to suitable control and indicating equipment, so that a signal is sent to management, allowing any emergency action plan to be initiated upon actuation.	All floor sprinkler zones.	1	
20.2.	A competent person must be employed to carry out quarterly maintenance/testing of the fire alarm system. All works must comply with BS 5839 Pt:1.	Management.	1	

Ref	Recommendation	Location	Risk	Qty
20.3.	Monthly emergency lighting function testing must commence immediately, with the results uploaded onto EDMS.	Management.	1	
20.7a.	Testing of the firefighting lift must take place once every calendar month, in accordance with BS 9999.	Management.	1	
20.10.	A competent person must be employed to rectify the faults in the AOV system, as detailed in the quarterly maintenance certificate dated 24 October 2024. All works must be in accordance with BS 9999.	Management.	1	
20.10b.	A competent person must be employed to carry out testing of the building's mechanical ventilation system. All works must be in accordance with BS 9999.	Management.	1	
20.10c.	A competent person must be employed to carry out testing of the dampers that are installed within the building's mechanical ventilation system. All works must be in accordance with BS 9999.	Management.	1	
20.13.	A competent person must be employed to carry out annual 'Gas Safe' checks on all appropriate gas appliances within the building.	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 may be 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 *Comments, hazards observed and actions:*
A fixed electrical installations commissioning certificate, dated 13 January 2020, was witnessed.

3. Smoking

- 3.1 Reasonable measures taken to prevent fires as a result of smoking? Yes ☒ No ☐
- 3.2 *Comments, hazards observed and actions:*
No smoking signage is installed in the ground floor communal area.



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:*
The main access door was locked on arrival.
CCTV is installed.



A dedicated refuse holding area is located external, and adjacent, to the building.

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 N/A ☐ Yes ☐ No ☒
- 8.9 Are storage arrangements for flammable materials suitable and sufficient? N/A ☒ Yes ☐ No ☐

8.10 *Comments, hazards observed and actions:*
Combustibles were witnessed in the 1st floor sprinkler stop valve riser cupboard and a child's buggy in the 2nd floor accommodation lobby.

The chair in the reception lobby is not fire resistant.

8.3. The buggy and combustibles must be removed immediately, with the Neighbourhood Manager (NM) making regular inspections to ensure all communal areas, intake rooms and service risers remain clear and unobstructed at all times.

8.7a. The chair does not appear to conform to the Furniture and Furnishings (Fire Safety) Regulations 1988. This must be removed. Any replacement must show compliance with the above standard.



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:
Please see details in Section 0.2.
- 11.2 Comments and deficiencies observed:
Please see details in Section 0.2.

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 below 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> | | | | |
| | 12.8. See 8.3/7. | | | | |

There are 7 floors in total, ground and 6 above. All the flats are accessed from a lift lobby and access corridors which are separate from the stairwell.

The means of escape from the dwellings on floors 1 to 6 is along a protected and ventilated circulation corridor and lift lobby to the main protected staircase core and down to open air via the lift and entrance lobby.

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 furthest flat on the 6th floor No 603 to the stairwell door is 21.4m. As this is greater than the prescribed travel limits, a fire engineered solution is in place.

There is an automatic opening vent provided at the top of the 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.

All circulation areas are separated from the escape stair with FD60S doors.

It is not considered practical to provide disabled means of escape arrangements in residential buildings with no permanent onsite staff. Where a stay put policy is employed in the building, then any physically impaired person should be relatively safe within their own flats in the event of fire elsewhere in the building. Should a disabled individual need to evacuate their flat, then as the staircase core is fully protected, it can be deemed to be a suitable refuge area.

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. N/A ☐ Yes ☒ No ☐

13.3 Are fire dampers provided in any ducting to protect critical means of escape N/A ☐ 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 *Comments and deficiencies observed:*

The doors to Flats 201, 301, 402, 503 and 602 were inspected and all found to be suitable and sufficient.

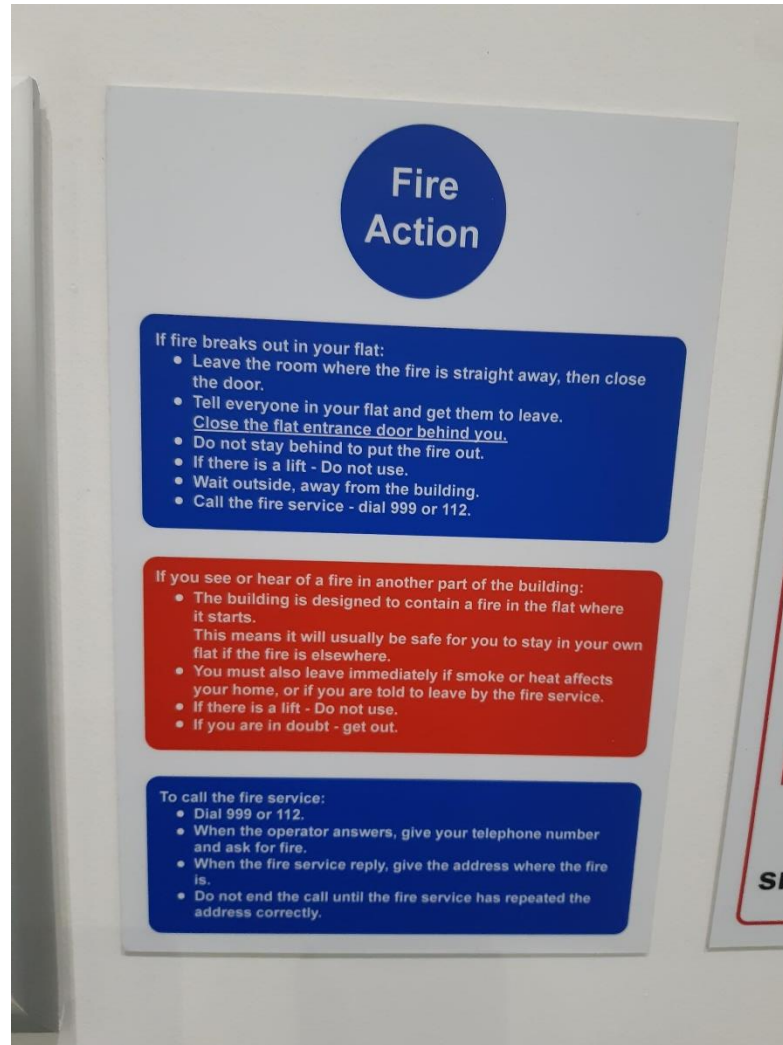


14. Lighting and Emergency Lighting

- 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 *Comments and deficiencies observed:*
Emergency lighting is installed. Luminaires are of the combined variety.

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 *Comments and deficiencies observed:*
All AOV override switches require appropriate signage.
15.2. Supply and install AOV override signage, in accordance with BS 5499.
There is floor identification wayfinding signage installed within the stairwell.
Fire action notices, displaying a stay put policy, are installed throughout the building.



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 an Evacuation Alert System in accordance with BS 8629:2019 located for use by the Fire and Rescue Service?	N/A	☒	Yes	☐	No	☐
16.8	Is a zone chart displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	N/A	☐	Yes	☐	No	☒
16.9	Is there suitable domestic fire detection within dwellings?	N/A	☐	Yes	☒	No	☐

16.10 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 ☐

16.11 *Comments and deficiencies observed:*

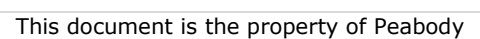
There is a category L5 detection and alarm system installed in the block to initiate the operation of the life safety automatic ventilation systems. No sounders or manual call points are provided as part of the system.

An L3 category detection and alarm system is provided in the bin room.

There is a Block K Smoke Control Zone Chart, displayed adjacent to the fire alarm panel in the entrance lobby of the block, which incorrectly shows a Mezzanine floor and implies the building is actually 8 storeys rather than 7.

16.8 – Remove incorrectly marked up 'Zone Chart' and replace with a new 'Zone Chart' which represents the correct levels in the building.

A hardwired interlinked Category LD2 system incorporating detectors in the hallway (smoke) and kitchen (heat) is present in each flat.



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 provided?	N/A	☒	Yes	☐	No	☐
17.1c	Are the portable fire extinguishers P50 type?	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	Is the sprinkler system located in	N/A			☐		
	communal				☐		
	flats				☒		
	both				☐		
17.5	Are there Dry or Wet Risers?	N/A	☐	Yes	☒	No	☐
17.6	Are there Wet Risers?	N/A	☐	Yes	☐	No	☒
17.7	Are the Risers appropriately positioned?	N/A	☐	Yes	☒	No	☐
17.8	Are there manual or automatic opening vents?	N/A	☐	Yes	☒	No	☐
17.8a	If yes, are they suitably signed and override switches suitably located?	N/A	☐	Yes	☐	No	☒
17.8c	Do any smoke ventilation systems appear to be working correctly and undamaged?	N/A	☐	Yes	☒	No	☐
17.9	Are there solar PV panels?			Yes	☐	No	☒
17.9b	Are the solar PV panels located with appropriate signage?	N/A	☒	Yes	☐	No	☐
17.10	Are there EV Chargers located?			Yes	☐	No	☒
17.10a	Are the EV Chargers located with adequate fire safety measures?	N/A	☒	Yes	☐	No	☐
17.11	Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc.	N/A	☒	Yes	☐	No	☐

- 17.12 Suitable provision of fire-fighters emergency access switch(es) N/A ☒ Yes ☐ No ☐
- 17.13 Are there firefighting lifts? Yes ☒ No ☐
- 17.14 Are there private hydrants located within the perimeter boundary? N/A ☐ Yes ☐ No ☒

17.15 *Comments and deficiencies observed:*

17.8a. See also 15.2.

A common zoned smoke detection system is provided at every level in the common corridors which include automatic smoke venting. The purpose of the detection systems is to initiate the operation of the life safety automatic ventilation systems. No sounders or manual call points will be provided as part of the system.

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

A single test switch is provided per floor for ease of maintenance and there are data labels present.

All flats are sprinklered and there is a single test point/flow switch for ease of maintenance in a riser cupboard on each floor. BS 9251 Code of Practice covering Sprinkler Systems for residential and domestic occupancies gives 2 options:

A sprinkler flow switch should be provided for:-

- Every dwelling to signal the actuation of the sprinkler system within the dwelling; or*
- A sprinkler alarm zone, rather than each individual dwelling, provided the following recommendations are met:-*

1) the sprinkler alarm zone should cover no more than a single floor; and

2) sprinkler flow switches should be connected to suitable control and indicating equipment so that a signal is sent to management and any emergency action plan initiated.

17.4. In accordance with BS 9251, it must be ensured that the sprinkler flow switches are connected to suitable control and indicating equipment, so that a signal is sent to management, allowing any emergency action plan to be initiated upon actuation.

There are dry risers with outlets in proprietary cabinets located within the stairwell. 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).



An AOV is installed at the head of the stair, with override switches at each floor level.



There are two passenger lifts, one of which is a designated firefighting unit.



Lifts must not be used in a time of emergency.

MANAGEMENT OF FIRE SAFETY

18. Procedures and Arrangements

18.1 Who is the Responsible Person?

Peabody ☒

Other ☐

Comments:

Peabody, 45 Westminster Bridge Road, London SE1 7JB.

18.2 Who is responsible for preparing the Emergency Plan for the workplace/premises?

Landlord ☐

Managing Agent ☐

Occupier ☐

Peabody as landlord ☒

Peabody as managing agent ☐

18.3 Describe the evacuation strategy and procedures in place, are they appropriate to the premises and user groups?

Yes ☒ No ☐

Comments:

The present evacuation policy is Stay Put in the flats and full, simultaneous in the common areas.

18.4 Is there a suitable record of the fire safety arrangements?

Yes ☐ No ☒

Comments:

Fire action notices, displaying the above policy, are installed throughout the building.

18.5 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 | ☐ |
| 18.6 | Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarization visits)? | N/A | ☒ | Yes | ☐ | No | ☐ |
| 18.7 | Is there a premises information box? | N/A | ☐ | Yes | ☒ | No | ☐ |

Comments:

A PIB is installed external & adjacent to the main entrance.



- | | | | | | | | |
|------|---|-----|--------------------------|-----|-------------------------------------|----|--------------------------|
| 18.8 | 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 and fire safety inspections take place, by the NM and the Fire Safety Team.

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 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:

All testing/maintenance records are kept electronically on Peabody systems.

- 20.2 Weekly testing and periodic servicing of fire detection and alarm system? N/A ☐ Yes ☒ No ☐

20.2a	Six monthly periodic servicing of Evacuation Alert System in accordance with BS 8629:2019?	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 backup 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 EV Chargers	N/A	☒	Yes	☐	No	☐
20.11c	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 Six-monthly inspection and annual testing of Private Hydrant mains? N/A ☒ Yes ☐ No ☐

20.15 *Comments:*

Break glass call points are not installed. Monthly and quarterly fire alarm testing/maintenance is taking place, with the last satisfactory quarterly test certificate dated 18 July 2024.

Monthly emergency lighting function testing does not appear to be taking place. A satisfactory annual discharge test certificate, dated 17 September 2024, was witnessed.

Dry riser testing is taking place, with the last satisfactory 12 bar wet test certificate dated 3 July 2024.

No records witnessed of correct firefighting lift testing.

A satisfactory annual sprinkler test certificate, dated 18 December 2023, was witnessed.

Monthly AOV testing is taking place. However, the last quarterly test certificate, dated 24 October 2024, deemed the system to be unsatisfactory.

No records of the building's mechanical smoke ventilation system testing/maintenance witnessed.

No records of damper maintenance was witnessed.

A fixed electrical installations commissioning certificate, dated 13 January 2020, was witnessed.

A satisfactory earthing test certificate for the lightning protection system, dated 28 August 2024, was witnessed.

No records of 'Gas Safe' inspections.

20.2. A competent person must be employed to carry out quarterly maintenance/testing of the fire alarm system. All works must comply with BS 5839 Pt:1.

20.3. Monthly emergency lighting function testing must commence immediately, with the results uploaded onto EDMS.

20.7a. Testing of the firefighting lift must take place once every calendar month, in accordance with BS 9999.

20.10. A competent person must be employed to rectify the faults in the AOV system, as detailed in the quarterly maintenance certificate dated 24 October 2024. All works must be in accordance with BS 9999.

20.10b. A competent person must be employed to carry out testing of the building's mechanical ventilation system. All works must be in accordance with BS 9999.

20.10c. A competent person must be employed to carry out testing of the dampers that are installed within the building's mechanical ventilation system. All works must be in accordance with BS 9999.

20.13. A competent person must be employed to carry out annual 'Gas Safe' checks on all appropriate gas appliances within the building.

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. Maintenance procedures need to be introduced.

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 GIFireE

Date: 5 December 2024

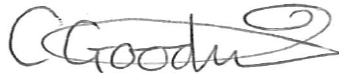
Signature:



Administrator: Claire Goodwin

Date: 8th January 2025

Signature:



Building Safety Manager: Cameron Newman

Date: 16/01/2025

Signature:



Reviewer: Mel Green - BSc(Hons) Building Surveying, MFireSafeEng, EngTech, MIFSM, MIFireE

Date: 4th February 2025

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.