

FIRE RISK ASSESSMENT



Glow Court (Block K)

**GLOW COURT, 41 ROOKWOOD WAY, LONDON,
E3 2XF**

ASSESSED BY ASSESSED ON	Steve Milchard 27/01/2026
BST REVIEWED BY BST REVIEWED ON	Caroline Seery 31/03/2026
3RD PARTY APPROVED BY 3RD PARTY APPROVED ON	Mel Green 08/04/2026
APPROVED BY APPROVED ON	Caroline Seery 16/04/2026
ASSESSMENT REF.	RB-ISLBBV
RECOMMENDED REVIEW DATE	27/01/2027
VERSION	1



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LEGISLATION

This report has been prepared to assist in complying with:

The Regulatory Reform (Fire Safety) Order 2005 (RRO) as amended in 2022
The Management of Health and Safety at Work Regulations 1999 (MH&SWR)
Fire Safety (England) Regulations 2022.

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

- 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);
- 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);
- Provide and maintain such fire precautions as are necessary to safeguard those who use the workplace; and
- Provide information, instruction and training to employees about the fire precautions in the workplace.

There are five other necessary duties:-

- 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.
- 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.
- 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.
- 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.
- 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.

FIRE SAFETY (ENGLAND) REGULATIONS 2022

These Regulations apply to all buildings in England that comprise two or more domestic premises (including the residential parts of mixed-use buildings) although there are more requirements depending on the height of the building. These buildings are, principally, blocks of flats (whether purpose-built or converted from another type of building, such as a house or office building), but also include blocks used for student accommodation.

The Regulations apply regardless of whether the flats are subject to a long (e.g. 99 years) lease or are rented, and regardless of whether the flats are used to accommodate the general public or a particular group of people (as in the case of, for example, sheltered housing for older people).

The Fire Safety (England) Regulations impose duties on the Responsible Person for any building which:

- contains two or more sets of domestic premises; and
- contains common parts through which residents would need to evacuate in the case of an emergency.

The Regulations apply to:

- parts of the building that are used in common by the residents of two or more domestic premises (e.g. communal corridors and stairways)
- flat entrance doors
- the walls and floors that separate any domestic premises from other domestic premises, plant rooms, etc. or from parts of the building that are used in common by the occupants of two or more domestic premises
- plant rooms and other non-domestic areas of the building, such as tenant halls, offices, laundries, gymnasias and commercial premises
- external walls of the building, including doors or windows within an external wall, and attachments to an external wall (e.g. balconies)
- High-rise residential buildings.
- Residential buildings with storeys over 11 metres in height.

The Regulations do not apply within individual flats, other than in respect of measures installed within flats for the safety of other residents of the building (e.g. sprinklers, smoke detectors connected to a communal fire alarm system, etc).

Enforcement of the Regulations is the responsibility of the same enforcing authority as enforces the Regulatory Reform (Fire Safety) Order 2005 as amended. In the case of a block of flats, this is virtually always the local fire and rescue authority.

Note

It should be noted that The Regulatory Reform (Fire Safety) Order 2005 as amended 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) and relevant 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, unless previously known.

The matrix below explains how the assessor determines the building risk score. Carrying out the assessment's action recommendations should reduce the risk score.

SEVERITY ► ▼ LIKELIHOOD	SLIGHT HARM	MODERATE HARM	EXTREME HARM
	TRIVIAL	TOLERABLE	MODERATE
LOW	TRIVIAL	TOLERABLE	MODERATE
MEDIUM	TOLERABLE	MODERATE	SUBSTANTIAL
HIGH	MODERATE	SUBSTANTIAL	INTOLERABLE

TRIVIAL	RATING	Limited action is required, review FRA as recommended; existing controls are generally satisfactory.
TOLERABLE	RATING	No major additional controls required. However, there might be a need for some improvements.
MODERATE	RATING	Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.
SUBSTANTIAL	RATING	Considerable resources might have to be allocated to reduce the risk. Improvements should be undertaken urgently.
INTOLERABLE	RATING	Imminent risk of significant harm. Immediate action required.

Action Timescales and Severities

All remedial actions are given a **timescale**. Ideally, this is the time to resolution, but where work takes longer (for example, because it is a large or more complicated piece of work), it must have at least been initiated within this timescale.

LONG TERM	MEDIUM TERM	SHORT TERM	URGENT
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All remedial actions are also given a **severity** which distinguishes between matters that constitute breaches of legislation and those that do not. Under the relevant fire safety legislation, breach of the requirements of the legislation in respect of fire precautions constitutes a criminal offence only if the breach results in the risk of serious injury or death of one or more persons who are lawfully on the premises, or in the immediate vicinity of the premises, in the event of fire.

NO RISK	LOW	MODERATE	HIGH	ADVISORY	MANAGEMENT	LOW PRIORITY	PRIORITY	INTOLERABLE
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SUMMARY

Fire Risk Assessment

ASSESSMENT AND CERTIFICATE REFERENCE
RB-ISLBVV

ASSESSED ON, BY
27/01/2026, Steve Milchard GFireE | MIFSM | L4Dip (Fire Inspectors) | L4Dip (FRA)

BST REVIEWED ON, BY
31/03/2026, Caroline Seery

3RD PARTY APPROVED ON, BY
08/04/2026, Mel Green BSc (Hons) Building Surveying, MFireSafeEng, EngTech, MIFSM, MFireE

APPROVED / VALIDATED ON, BY
16/04/2026, Caroline Seery

RECOMMENDED REVIEW DATE
27/01/2027

FINDINGS
● 6 actions to complete
● 97 control measures

PRODUCED FOR THE RESPONSIBLE PERSON
Peabody

SPECIFICATION CONFORMS TO
Our own internal quality system.

ASSESSMENT SCOPE
Assessment applies only to the building specified.

Assessed Property

PROPERTY NAME
Glow Court (Block K)

PROPERTY REFERENCE
FISBLKGLO1

ADDRESS
GLOW COURT
41 ROOKWOOD WAY
LONDON
E3 2XF

FIRE RISK RATING

LIKELIHOOD **MEDIUM**

Normal fire hazards for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

SEVERITY **MODERATE HARM**

Reasonable risk of fire spread involving multiple occupants which could result in significant injury. Eg, poor construction detailing or breaches to purpose built construction.

RISK **MODERATE**

Essential action must be made to reduce the risk. Risk reduction measures should be implemented within a defined time period.

ASSESSING ORGANISATION
Peabody
45 Westminster Bridge Road, London, SE1 7JB
peabody.org.uk

Assessor Remarks

Moderate risk building.
All findings must be addressed within the specified timescales.

THIS LIVE DOCUMENT SHOWS THE LATEST INFORMATION AS OF 21/04/2026 08:48

PROPERTY INFORMATION

The Building

Regulatory Stock Description
General Needs

Property Type
Block

General Description
Constructed 2019.

Glow Court 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.

Studio units 92, 93, 94 and The Tampery, with independent access/egress, form part of the ground floor. These have been allocated for commercial use and therefore does not form part of this FRA.

All flats are leasehold.

Glow Court 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

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.
Lifts must not be used in a time of emergency.

A Dry Riser system is installed.

Sprinklers are installed within the flats only.

CCTV is installed.

A lightning protection system is installed.

A Premises Information Box (PIB) is installed.

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, an automatic opening vent (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.

36 flats in total.

Construction Information

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.

Height

18-29m

Period

2012+

Purpose Built

Yes

External Cladding

No

Cladding Notes

N/A

External Balconies

Yes

Balconies Notes

Balconies are of acceptable construction.

Means of Escape

Compartmentation, Layout and Exits

The means of escape is via the lift lobbies, which lead to the protected stair and ground floor, where there are alternative exits to the front and rear of the building.

Building Contains Sleeping Accomodation

Yes

Emergency Access Information

M1 key access.

Escape Route Configuration

Single and Two Directional Escape

Evacuation Policy

Stay Put

Number of Stairs

1

Number of Final Exits

2

Lifts

Yes

Occupancy & Management

Occupancy Description

High Rise

Staffing Hours

Not Staffed

Responsible Person

Peabody

Nominated Competent Person

N/A

Premises Manager

Elaine Daley

Fire Equipment

Alarm Installation	Emergency Lighting
Believed L5	Appears to comply with BS5266
Fire Extinguishers	Smoke Ventilation
None	Yes
Dry/Wet Risers	Lightning Protection
Yes	Yes
Evacuation Chairs	Firefighting Lifts
No	Yes
Fire Suppression	
Yes	

FINDINGS

This is a live document and includes the current status and latest history of 6 actions and 97 controls identified in this assessment; please see the approved report for details at the time of the assessment.

6 ACTIONS	INCOMPLETE	97 CONTROLS	ONGOING
SHORT TERM	2	ALL	97
MEDIUM TERM	4		

1. People at Risk

- ?

Any particular user groups at risk?

NO

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

Are there any employees working in remote areas of the workplace?

NO

There were no employees seen working in remote areas of the workplace.
- ?

Is the building occupied by people familiar with the layout?

YES

The predominant occupant type within a residential dwelling is one that is familiar with the layout of the building they frequent daily.
Visitors cannot be accounted for within any management procedures as their presence on the premises can occur at any time. The design and management of the building will precipitate escape for visitors if fire were to occur whilst they are in the common areas of the building.
- ?

Are PEEPs / REPs / PCFRAs required?

NO

At the time of the inspection PEEPs / REPs or Person Centred Risk Assessments were not required for any resident at this property.

2. Electrical Sources of Ignition

- ?

Are reasonable measures taken to prevent fires of electrical origin?

YES

Yes reasonable measures were taken to prevent fires of electrical origin. A fixed electrical installations commissioning certificate dated 12th August 2024 was witnessed.
- ?

Is there a landlord supply?

YES

At the time of the inspection there was a landlord supply seen.


- ?

If Yes - Is the landlord supply suitably protected?

YES

Yes the landlord supply appears to be suitably protected. The electrical intake is protected by fire resisting material.



- ? Is there suitable limitation of trailing leads and adaptors? YES

 - No trailing leads or adaptors were present within the areas reviewed.
- ? Is there suitable policy regarding the use of personal electrical appliances? NA

 - No personal electrical appliances were identified within the areas reviewed.
- ? Is Portable Appliance Testing (where appropriate) carried out? NA

 - No portable appliances in areas assessed.

3. Smoking

- ? Reasonable measures taken to prevent fires as a result of smoking? YES

 - There are reasonable measures taken to prevent fires as a result of smoking. There was NO SMOKING signage seen throughout the building.



4. Arson

- ? Has there been a history of fire incidents in the building? NO - THERE IS NO HISTORY OF FIRES REPORTED.

 - We are not aware of any previous fires at this location.
- ? Does basic security against arson by outsiders appear reasonable? YES

 - Reasonable measures are in place to secure the building. CCTV is installed.



- ? Is there an unnecessary fire load in close proximity to the building or available for ignition by outsiders? NO

 - No unnecessary fire load seen within or around the building. A dedicated refuse holding area is located external, and adjacent, to the building.

5. Portable Heaters and Heating Installations

- ? Are portable heaters avoided or used in a safe manner? NA

 - At the time of the inspection there were no portable heaters used or seen.

6. Cooking

- ? Are there cooking facilities in place other than domestic? **NA**
- There are only domestic cooking facilities within flats. There are no communal facilities at the property.

7. Lightning

- ? Does the property have a lightning protection system? **YES**
- There is Lightning Protection in place at this property.
- ? If yes, Does it look to be complete and undamaged? **YES**
- Lightning Protection appears to be completed and undamaged.

8. Housekeeping, Combustibles and Flammables

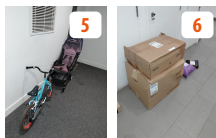
- ? Is the standard of housekeeping adequate? **NO**
- Housekeeping did not appear adequate at the time of inspection - see subsequent questions for actions.

- ? Combustible materials appear to be separated from ignition sources? **YES**
- Combustible materials appeared to be separated from ignition sources.

- ? Avoidance of unnecessary accumulation of combustible materials or waste in all areas? **NO**

- Action is: The bicycle and buggy must be removed from outside of Flat 202. The combustibles on the ground floor must also be removed. The Neighbourhood Manager (NM) must make regular inspections to ensure that the communal areas, intakes and service risers remain clear and unobstructed at all times.

ASSIGNED 2025 - Agency Managed 2025 - Building Safety Team 2025 - Care and Supported Housing
 2025 - Commercial 2025 - Development 2025 - Estates 2025 - Facilities
 2025 - Neighbourhood Managers 2025 - PCF



SHORT TERM

MANAGEMENT

REFERENCE RB-ZXX713
 DUE 16/07/2026
 CATEGORY Management: Items To Be Removed

- ? Is there appropriate storage of hazardous / flammable materials? **NA**
- No hazardous or flammable materials observed on the day of assessment.

- ? Are combustible materials stored appropriately? **YES**

- ? Is there any upholstered furniture located in the premises? **YES**

- ? If Yes - Is there evidence to indicate that it complies with the Furniture and Furnishings (Fire Safety) Regulations 1989 **NO**

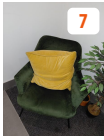
- Action is: As the chair in the entrance lobby does not appear to comply with the Furniture and Furnishings (Fire Safety) Regulations 1989 it must be removed.

ASSIGNED 2025 - Agency Managed 2025 - Building Safety Team 2025 - Care and Supported Housing
 2025 - Commercial 2025 - Development 2025 - Estates 2025 - Facilities
 2025 - Neighbourhood Managers 2025 - PCF

SHORT TERM

MANAGEMENT

REFERENCE RB-DYIHVL
 DUE 16/07/2026
 CATEGORY Management: Items To Be Removed



9. Hazards Introduced By Outside Contractors and Building Works

- ? Is the building undergoing extensive refurbishment work or is it part of a phased construction site? **NO**
- There are no extensive refurbishment works currently taking place.
- ? Is there satisfactory control over works carried out in the building by outside contractors or in house maintenance contractors (including "hot work" permits)? **YES**
- 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 works being carried out at Peabody premises. All contractors receive a 'Permit to Work' when carrying out hot works.

10. Dangerous Substances

- ? Are the general fire precautions adequate to address the hazards associated with dangerous substances used or stored within the premises? **NA**
- No dangerous substances seen/stored within this premises at the time of this survey.

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

- ? Is there an FRAEW (for any height) or EWS1 for under 18M only signed off by CEng or RICS and include wall build up and drawings? **NA**
- FRAEW / EWS1 not required due to the risk from external wall should be low.
- ? Are there any other applicable hazards? (Non External wall related) **NA**
- No hazard(s) identified, any issues will be detailed within the relevant section of this review document.

12. Means of Escape from Fire

- ? Is it considered that the premises are provided with reasonable means of escape in case of fire? **YES**
- At the time of the inspection it is considered that the premises are provided with reasonable means of escape in case of fire. The means of escape is via the lift lobbies, which lead to the protected stair and ground floor, where there are alternative exits to the front and rear of the building.
- ? Is there a functioning Fire Brigade Drop Key / Access Key? **YES**
- Yes M1 key used for Fire Brigade access.



- ? Are there reasonable travel distances? **YES**
- Yes there are reasonable travel distances.

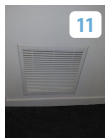
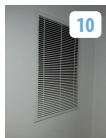
- ? Is there sufficient ventilation provided in the stairwell to allow the escape of smoke in the event of a fire (1m2) **YES**
- There is sufficient ventilation provided in the stairwell to allow the escape of smoke in the event of a fire (1m2). An AOV is installed at the head of the stair.



- ? Are windows or glazed elements leading onto external escape routes fire resisting up to 1.1m? **N/A**
- All glazing on external escape routes is fire resisting or 1100mm off the floor.
- ? Are there suitable fire precautions for all inner rooms? **N/A**
- There are no inner room conditions existing within this building.
- ? Is the cabling suitably fixed (e.g. with trunking) **N/A**
- No trunking identified during this assessment.
- ? Is it considered that the premises are provided with reasonable arrangements for means of escape for disabled occupants? **NA**

13. Measures to Limit Fire Spread and Development

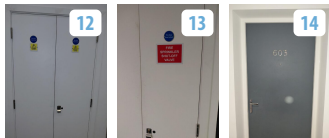
- ? Is it considered that the Compartmentation of a reasonable standard? **YES**
- There were no significant issues found at the time of the visit with compartmentation. The communal areas, electrical intake and service risers were inspected. There is no roof space.
- ? Are there reasonable limitation of linings that may promote fire spread? **NA**
- The surface coverings appears to be reasonable standard.
- ? Are fire dampers provided in any ducting to protect critical means of escape? **YES**
- Dampers are installed as part of the MSVS system.



- ? Are the dampers sufficient to protect critical means of escape against passage of fire, smoke and combustion products? **YES**
- ? From a visual inspection, do structural elements appear to be adequately protected to maintain fire resistance? **YES**
- Yes, based upon limited access during this non intrusive Type 1 Fire Risk Assessment. In the event of any concerns arising, a Type 4, intrusive, Fire Risk Assessment should be considered.

? Are existing fire doors adequate at the time of the visit? **YES**

- At the time of the inspection a sample of fire doors was undertaken and they were found to be notional or nominal fire doors. Intake and riser doors were inspected and found to be FD60S. The doors to Flats 105, 206, 301, 406, 502 and 603 were inspected, and all found to be FD30S.



? Is there gas seen in the communal areas of the property? **NO**

- There is no communal gas at the property.

14. Lighting and Emergency Lighting

? Are the common areas/escape routes adequately lit by artificial lighting? **YES**

- Adequate levels of artificial lighting are available throughout the communal areas, including escape routes.

? Are the common areas provided with emergency lighting? **YES**

? Is the emergency escape lighting system provided in the common parts and other escape routes of a reasonable standard? **YES**

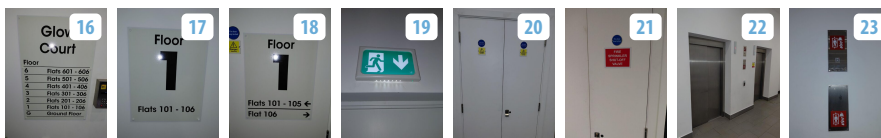
- Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.



15. Fire Safety Signs and Notices

? Are there reasonable standard of safety signage and fire safety signs and notices? **YES**

- At the time of the inspection there was adequate and appropriate signage seen throughout. Flat location signage is installed within the entrance lobby, with Wayfinder signage installed at each floor level within the protected stair and lift lobbies. Directional escape signage is installed. The electrical intake, risers and sprinkler stop valve risers are all appropriately signed. All lift entrances display DO NOT USE IN THE EVENT OF A FIRE signage. The ground floor lift has designated firefighting lift signage.



- Fire Action Notices displaying a STAY PUT policy are installed throughout the building.



16. Means of Giving Warning In Case Of Fire

?	Is there is automatic fire detection alarm system provided in the communal areas and if so what category?	YES
●	It appears the fire detection alarm system is Part 1 – L5. The smoke heads are for AOV/MSVS actuation only. There are no sounders.	
		
?	Does the automatic detection system appear to be functioning correctly with no faults?	YES
●	At the time of the inspection the automatic detection system appear to be functioning correctly with no faults noted.	
?	Is the extent of automatic fire detection generally appropriate for the building occupancy and fire risk?	YES
●	The extent of automatic fire detection is deemed generally appropriate for the occupancy and fire risk.	
?	Is the alarm system connected to an Alarm Receiving Centre?	NA - AN ARC IS NOT REQUIRED
?	What is the extent of the domestic alarm system within the flats and if so what category?	YES
●	It appears the fire detection alarm system is LD2 noted in flats.	
?	Is there suitable domestic fire detection within dwellings?	YES
●	The domestic detection alarm system detection within dwellings is suitable. Flats 105, 206, 301, 406, 502 and 603 were inspected, and all found to have internal fire detection compliant with BS 5839 Pt:6; LD2 standard.	
?	Is an Evacuation Alert System in accordance with BS 8629:2019 located for use by the Fire and Rescue Service?	NA
●	There is no requirement for an Evacuation Alert System in this building.	
?	Is a zone chart displayed adjacent to the fire alarm panel and are the zones in line with compartment lines?	YES
●	There is a correctly orientated zone chart displayed adjacent to the fire alarm panel.	
		

17. Fire-Fighting Appliances and Automatic Systems

?	GN & HRRB - Are the portable fire extinguishers provided in relevant areas?	NA
●	It is not considered necessary to provide fire extinguishers in the common parts of flats. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage the occupants of the flat to enter the common parts to obtain an appliance and return to their flat to fight the fire. Such a procedure is inappropriate.	

? Are fire blankets suitably located within cooking / food preparation areas? **NA**

- There are no communal cooking facilities within this building.

? Are there Dry Risers? **YES**

- There is a dry rising main present. The inlet is external and adjacent to the main entrance door, with outlets at each floor level within the protected stair.



? Are the Dry Risers suitable, sufficient and appropriately located? **NO**

- Action is: Repair the leaking inlet so that the system conforms to BS 9990.

ASSIGNED 2025 - Mechanical Team - Planned 2025 - Mechanical Team - Reactive
Mechanical Safety Team

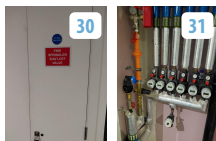


- According to the annual wet test certificate, dated 1st July 2025, the inlet valve was leaking and the system, therefore, failed the test.

? Are there Wet Risers? **NA**

? Are there sprinklers or other fixed suppression systems? **YES**

- Only the flats are sprinklered, and there is a single test point/flow switch for ease of maintenance in a riser cupboard on each floor.



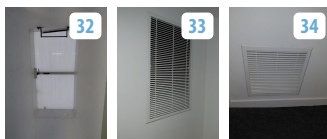
? Where is the Sprinkler / Suppression System located? **YES IN THE FLATS**

- There is a sprinkler zone per floor. See above.

? Are they in good working order? **YES**

? Are there MOVs / AOVs / MSVSs? **YES**

- Smoke management installations are provided to both corridors and stairs.



? Are they suitably signed and override switches suitably located? **YES**

- Signed override switches are located on the ground floor and within the protected stair, at each floor level.



? Do MOVs / AOVs / MSVSs appear to be working correctly and undamaged? **YES**

Based upon visual review only e.g. no function test carried out - this being the responsibility of the RP as part of a required program of routine testing and maintenance to each installation present.

? Are there solar PV panels? **NO**

There are no PV panels present at this building.

? Are there EV Chargers? **NO**

There are no EV Chargers specific to this property.

? Suitable provision of fire-fighters emergency access switch(es)? **YES**

Please refer to the relevant comments within Section 12.

? Are there private hydrants located within the perimeter boundary? **NO**

There were no private hydrants seen within the boundary of the property.

? Are there Evacuation Lifts or Lifts that can be used for Evacuation? **NA**

There are no Evacuation Lifts or Lifts that can be used for Evacuation on site.

? Are there firefighting lifts? **YES**

There is a single firefighting lift at this premises.



? Is the Firefighting Lift fully operational with signage and back up supply? **YES**

The Firefighting Lift is fully operational with signage and back up supply.



? Is there an Emergency Voice Communication System in place? (EVC) **NO**

There is no Voice Emergency Control System (EVC) required at this property.

? Are there fire curtains installed at the property? **N/A**

Given the relatively simple internal layout of this building, there is no requirement for the provision of Fire Curtains.

18. Procedures and Arrangements

? Is there a suitable record of the fire safety arrangements? **YES**

This Fire Risk Assessment document will provide a broad overview of the Fire Safety (FS) arrangements in place, details of any significant findings and/or failures to meet the requirements of the applicable FS legislation including, where necessary, any corrective actions required.

? Who is the responsible person for the workplace/premises? **PEABODY AS LANDLORD**

Peabody is Landlord: Peabody, 45 Westminster Bridge Road, London SE1 7JB.

? Is there a premises information box? **YES**

- The PIB is installed external and adjacent to the main entrance door.



- ? Routine in-house inspections of fire precautions taking place (e.g. in the course of health and safety inspections)? **YES**

- Based upon the findings of this review it would appear that the (Fire Safety) management of this building is to a broadly acceptable standard.* (No records were present at the time of this inspection).

*Any related issues will be detailed individually within the applicable section of this document.

- ? Are procedures in the event of fire appropriate and properly documented? **YES**

- ? Are there suitable arrangements for summoning and meeting the Fire and Rescue Service? **YES**

- The Fire Action Notices instruct relevant persons to dial 999 in a time of emergency.

- ? Are there suitable arrangements for ensuring that the premises have been evacuated? **NA**

- Please refer to the arrangements previously detailed.

- ? Are there adequate procedures for evacuation of any disabled people who are likely to be present? **NA**

19. Training and Drills

- ? Are all staff given adequate fire safety training for their role and regular refresher training? **YES**

- Peabody staff form part of the annual fire safety training programme and receive appropriate bespoke training commensurate with their area of responsibility e.g. sheltered housing, community centre staff etc.

- ? Have staff / residents participated in regular Evacuation drills with records kept? **NA**

- A STAY PUT UNLESS Fire Strategy is in place, therefore no requirement for fire drills.

- ? If a need for staff to use fire extinguishers/blankets has been identified, has training been provided? **NA**

- This building is unstaffed.

20. Testing, Maintenance and Records

- ? Records for periodic testing and servicing of fire detection and alarm system **YES**

- Testing forms part of the AOV/MSVS programme. See below.

- ? Six monthly periodic servicing of Evacuation Alert System in accordance with BS 8629:2019 **NA**

- There is no evacuation alert system present.

- ? Monthly and annual testing routines for emergency lighting **NO**

- Ensure monthly function testing is carried out for the Emergency Lighting and records maintained on EDMS. No satisfactory servicing certificates were seen on EDMS.

ASSIGNED 2025 - Technical Compliance

MEDIUM TERM

MANAGEMENT

REFERENCE RB-AREIGT
DUE 16/10/2026

CATEGORY Management:
Servicing

At the time of inspection satisfactory records were maintained on EDMS. A satisfactory annual discharge test certificate dated 5th August 2025 was witnessed.	
- Fire extinguishers in date - No fire extinguishers at this premises.	NA
- Records for periodic inspection of external escape staircases and gangways - There are no external escape stairs present.	NA
Records for backup generator	NA
- Testing of fire fighting lifts - Ensure periodic testing is carried out for the fire fighting lifts and records maintained on EDMS. No satisfactory servicing certificates were seen on EDMS ASSIGNED 2025 - Technical Compliance	NO MEDIUM TERM MANAGEMENT REFERENCE RB-DID1M9 DUE 16/10/2026 CATEGORY Management: Servicing
- Six-monthly inspection and annual testing of rising mains - Action is: On completion of the works detailed in section 17 a competent person must be employed to carry out a 12 bar wet test to ensure compliance with BS 9990. ASSIGNED 2025 - Technical Compliance	YES MEDIUM TERM MANAGEMENT REFERENCE RB-W4ELP3 DUE 16/10/2026 CATEGORY Management: Servicing
At the time of inspection satisfactory records were maintained on EDMS. The last 12 bar wet test took place on 1st July 2025.	
- Testing of Evacuation Lifts - No evacuation lift at this premises.	NA
- Weekly (if commercial), or Annual (if domestic) testing and periodic inspection of sprinkler installations? - At the time of inspection satisfactory records were maintained on EDMS. The last satisfactory annual test certificate is dated 17th December 2025.	YES
- Routine checks on kitchen ventilation systems - There are no communal cooking facilities present.	NA
- Routine checks on car park ventilation systems - There is no car park integral to this building.	NA
- Routine checks on AOVs, MSVS or MOVs - At the time of inspection satisfactory records were maintained on EDMS. Monthly checks are taking place, with the last satisfactory quarterly test certificate dated 26th January 2026.	YES
- Routine checks on dampers - At the time of inspection satisfactory records were maintained on EDMS. Monthly checks are taking place, with the last satisfactory quarterly test certificate dated 26th January 2026.	YES
- Routine checks on fire curtains - There are no fire curtains present.	NA

?	Has a communal 5 year electrical installation check taken place?	YES
	At the time of inspection satisfactory records were maintained on EDMS. A fixed electrical installations commissioning certificate, dated 12th August 2024, was witnessed.	
?	Records for solar PV	NA
	This building does not have photovoltaic (PV) cells.	
?	Records for EV Chargers	NA
	There are no EV chargers present.	
?	Records for lightning protection	YES
	At the time of inspection satisfactory records were maintained on EDMS. A satisfactory annual earthing test certificate, dated 2nd May 2025, was witnessed.	
?	Records for portable appliances PAT testing	NA
	There were no portable appliances present within the areas assessed.	
?	Records for communal area gas safety checks / boiler inspections	NA
	There is no gas supply to the building.	
?	Regular testing of six monthly and annual private hydrant mains?	NA
	There is no private hydrant at/or serving this particular building.	
?	Records for periodic testing and servicing of Emergency Voice Communication System in place? (EVC)	N/A
?	Records for fire curtains	N/A

ACTION PLAN

Action is: As the chair in the entrance lobby does not appear to comply with the Furniture and Furnishings (Fire Safety) Regulations 1989 it must be removed.

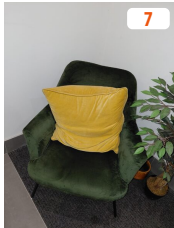
TIMESCALE
SHORT TERM

SEVERITY
MANAGEMENT

REFERENCE RB-DYIHVL DUE 16/07/2026

CATEGORY Management: Items To Be Removed

ASSIGNED 2025 - Agency Managed, 2025 - Building Safety Team, 2025 - Care and Supported Housing, 2025 - Commercial, 2025 - Development, 2025 - Estates, 2025 - Facilities, 2025 - Neighbourhood Managers, 2025 - PCF



COMPLETED ON / BY

Action is: The bicycle and buggy must be removed from outside of Flat 202. The combustibles on the ground floor must also be removed. The Neighbourhood Manager (NM) must make regular inspections to ensure that the communal areas, intakes and service risers remain clear and unobstructed at all times.

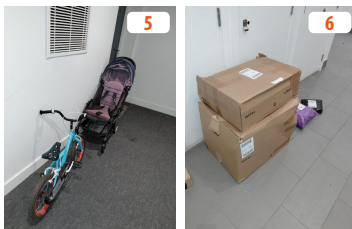
TIMESCALE
SHORT TERM

SEVERITY
MANAGEMENT

REFERENCE RB-ZXX713 DUE 16/07/2026

CATEGORY Management: Items To Be Removed

ASSIGNED 2025 - Agency Managed, 2025 - Building Safety Team, 2025 - Care and Supported Housing, 2025 - Commercial, 2025 - Development, 2025 - Estates, 2025 - Facilities, 2025 - Neighbourhood Managers, 2025 - PCF



COMPLETED ON / BY

Action is: On completion of the works detailed in section 17 a competent person must be employed to carry out a 12 bar wet test to ensure compliance with BS 9990.

TIMESCALE
MEDIUM TERM

SEVERITY
MANAGEMENT

REFERENCE RB-W4ELP3 DUE 16/10/2026

CATEGORY Management: Servicing

ASSIGNED 2025 - Technical Compliance

COMPLETED ON / BY

Action is: Repair the leaking inlet so that the system conforms to BS 9990.

TIMESCALE
MEDIUM TERM

SEVERITY
PRIORITY

REFERENCE RB-GFSY98 DUE 16/10/2026

CATEGORY Assets: Dry Risers

ASSIGNED 2025 - Mechanical Team - Planned, 2025 - Mechanical Team - Reactive, Mechanical Safety Team

ACTION CONTINUES...

...ACTION CONTINUED



COMPLETED ON / BY

Ensure monthly function testing is carried out for the Emergency Lighting and records maintained on EDMS. No satisfactory servicing certificates were seen on EDMS.

REFERENCE RB-AREIGT DUE 16/10/2026

CATEGORY Management: Servicing

ASSIGNED 👤 2025 - Technical Compliance

COMPLETED ON / BY

TIMESCALE
MEDIUM TERM

SEVERITY
MANAGEMENT

Ensure periodic testing is carried out for the fire fighting lifts and records maintained on EDMS. No satisfactory servicing certificates were seen on EDMS

REFERENCE RB-DID1M9 DUE 16/10/2026

CATEGORY Management: Servicing

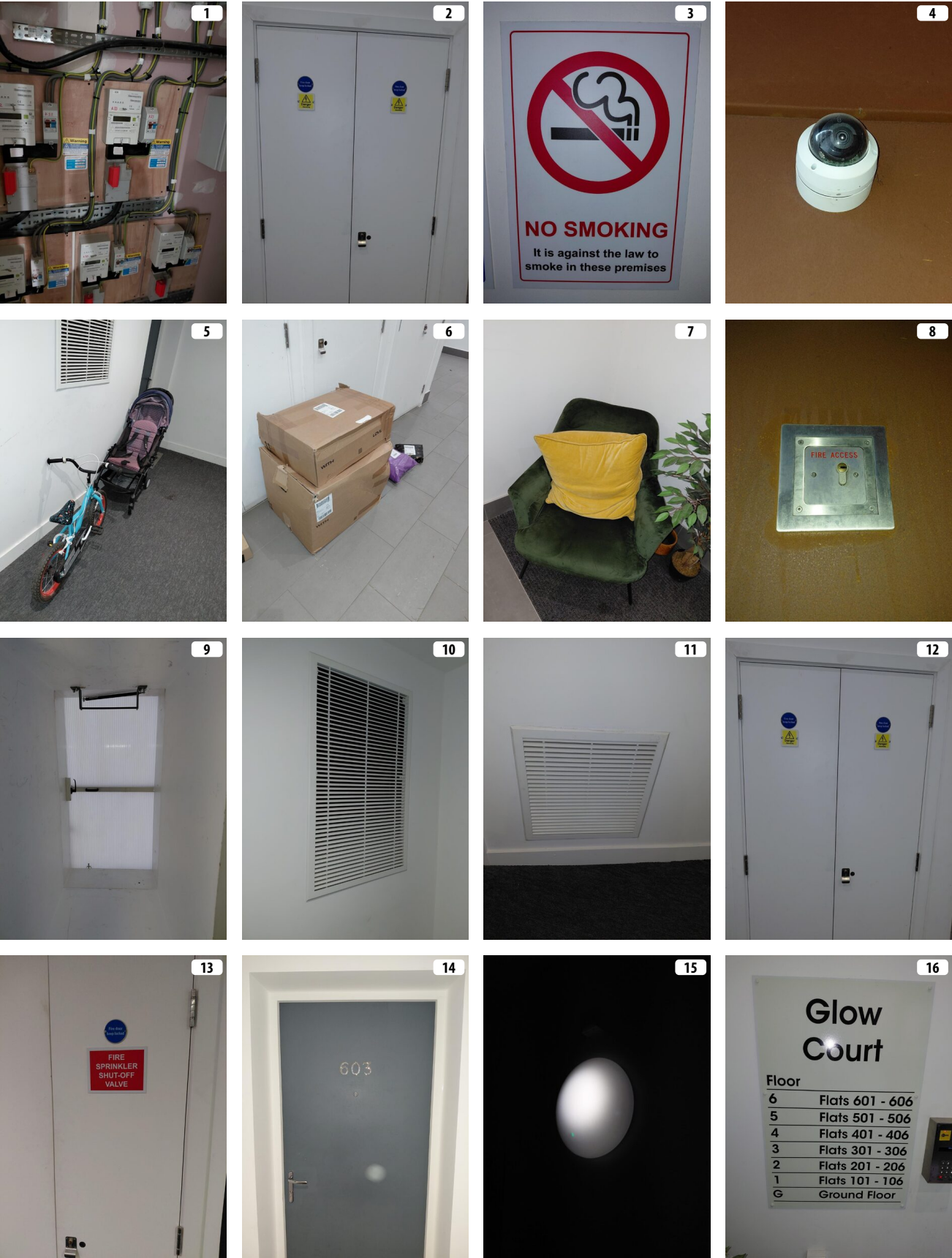
ASSIGNED 👤 2025 - Technical Compliance

COMPLETED ON / BY

TIMESCALE
MEDIUM TERM

SEVERITY
MANAGEMENT

PHOTOS



THIS LIVE DOCUMENT SHOWS THE LATEST INFORMATION AS OF 21/04/2026 08:48

Photos Continued...



THIS LIVE DOCUMENT SHOWS THE LATEST INFORMATION AS OF 21/04/2026 08:48

Photos Continued...





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