

Fire Safety Information to Residents.

Dear Residents,

We have always carried out Fire Risk Assessments (FRA's) on all Queen Mary buildings, which enable us to identify and track any remedial works that are required; however, as residents within our buildings, recent changes to fire safety legislation require us to share additional fire safety details with you.

There are some key points we need to communicate to you and the page below provides this detail and explains how they impact you.

The significant findings listed below, identify improvements that should be made to the fire safety systems and arrangements in place to enhance protection. Each of the findings are allocated to the appropriate owner and tracked via our fire safety tracker (MySafety) to ensure that the appropriate action is taken within a reasonable timeframe.

Please note, that whilst it is important for us to provide this information to you, it does not mean you are at any greater risk of injury, or that the building is unsafe.

If you have any questions or concerns about this, please contact: Residential Services
residentialfeedback@qmul.ac.uk.

QMUL Fire Safety Team

Required information to Residents

Building Name: DAWSON HALL

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 10/03/2025):

Please note that by the time the document is issued, some of the recommended actions may have been completed.

Action Ref.	Recommended improvement
8.1.R2	Ensure all C2 recommended remedial works are carried out by a competent person, following EICR inspections performed by Dennis Johns Ltd - DJSG026344, dated 03/03/2022. This should cover residential and non-residential areas.
8.2.R2	Electrical equipment observed in the 1st-floor CCS-IT office (113) did not appear to have any evidence of PAT testing. Pat testing should be carried out periodically by a competent person. See QMUL Documents on the Electrical Safety - Health and Safety Directorate page for further advice.
10.01.R2	The basement final exit from the plant room (near Stair 02) was unsecured. Ensure the final exit from this basement plan room with steps leading up to ground level, is secure from external access to prevent the risk of arson.
12.1.R2	Confirm the date of the last 3rd party extract/cooker hood clean. Ensure extraction/cooker ducting hoods are cleaned periodically (12 months) to reduce the risk of fire. Before and after images should be provided by the nominated contractor.
14.1.R2	Although works were being carried out at the time of the visit, it was noted that the combustibles in the basement contractors' area must be cleared of rubbish/combustibles, daily. Consider displaying safety signage to inform building users and contractors that the area must be kept clear. (example: Eco-Friendly Fire Notice This Area Must Be Kept Clear Of All Obstructions Eco-Friendly Safety Signs Safety Signage).
14.1.R2	Some boarding was observed outside the basement Maintenance Workshop – DHB025. Ensure all combustible products and trip hazards are removed from escape routes. The means of escape should be kept clear at all times.
14.3.R2	Combustibles and old paints should be removed from the basement Gas Meter room – RM-REF10.
14.4.R2	Lint build-up was observed in tumble dryers in the basement. Please ensure the lint is cleared daily (as a minimum). This could be supported by keeping a daily log.
18.1.R2	The operation of the FIRE BRIGADE EMERGENCY LIFT CONTROL on lift C13, could not be confirmed. Investigate and ensure the emergency controls for fire controls are maintained periodically. In line with current recommendations (Approved Document

	<p>B V2), upgrades to implement key elements of a functioning Firefighting lift with a secondary power supply should be considered with any major works to improve safety within this 9-storey mixed-purpose building. (Residential CMM to liaise with CHSQ CMM).</p>
18.2.R2	<p>The ground floor fire door leading to the gym (marked DHGF016) and supporting the door closing device appeared damaged. Ensure remedial works are carried out by a competent person to inspect, repair or replace the fire door to protect the escape route to the rear of the Student Union area.</p>
18.3.R2	<p>The ground floor fire door leading to the gym (marked DHGF016) and supporting the door closing device appeared damaged. Ensure remedial works are carried out by a competent person to inspect, repair or replace the fire door to protect the escape route to the rear of the Student Union area.</p>
18.4.R2	<p>The basement corridor fire door leading toward the laundrette – DHB035 appeared damaged and did not close into the door frame.</p>
18.5.R2	<p>Both basement fire doors of Office-DHB005 and Cleaners Store-DHB004 appeared damaged and should be repaired or replaced by a competent person to reinstate the separation and protect the escape route.</p>
21.1.R2	<p>Fire door leading to the basement Boiler room 02 and other hazard areas in the basement, displayed Fire Door keep shut sign and should be replaced with FIRE DOOR KEEP LOCKED sign.</p> <p>Ensure hazard areas in the basement are fitted with blue mandatory FIRE DOOR KEEP LOCKED IN THE LOWER GROUND, as discussed.</p> <p>An example: Fire Door Keep Locked - Stainless Steel</p>
21.2.R2	<p>The gas meter located behind the fire door marked - DHB033 was missing safety signage. Gas Hazard/warning signage should be clearly displayed to ensure building users and emergency services are able to identify hazard locations. Example: Mains gas shut-off valve from Safety Sign Supplies.</p> <p>Seek further advice on signage from the Health and Safety Team, where required.</p>
22.1.R2	<p>It was noted that there was no detector observed in the 1st floor multi-faith room (114). Investigate the alarm category throughout the building and extend it where required to achieve BS 5839-1 L1, as this multi-use building includes a majority of sleeping accommodation.</p> <p>No ignition sources in the room.</p>
23.1.R2	<p>There was a CO2 safety sign outside the basement Electrical Intake room access via the Tunnel which was missing. The portable extinguisher device should be replaced and serviced periodically.</p>
25.1.R2	<p>2 x AAT Range powered evacuation chairs were serviced 13/06/2024 by Evaccess and require new batteries. This should be addressed as the QM Security is based in the Dawson Hall building and may be required to assist Building users from basement locations during an evacuation in other buildings on the campus.</p>

26.1.R2	Ensure actions raised to review and update 'Seek and Search' Procedures are communicated to all First Responders / QM Security; and recorded accordingly on the university's training records (CPD) system – See incident IN004034.
29.2.R2	Reraise 18.1/ ACT007894 as the condition of the unit remains the same as previously listed in 2022. Wireless refuge communication system should be clearly signed to indicate that the system is no longer in use, alternatively, the system could be removed.
29.3.R2	BTU Group records (N6011643) note that the Contractors 'could not service the boiler due to being Condemned.' CHSQ CMM advised this was device #4 only. Ensure remedial works and recommendations have been addressed and remediated to allow safe use of the systems.
29.4.R2	Lightning Protection System inspections, carried out by Omega Red Group Ltd was last recorded 05/05/2023 (1180378-001). Ensure that inspections are arranged and carried out by a competent person, periodically.
31.1.R2	Works should be carried out to ensure that floor plans stored in the Secure Information (Red Fire) Box are up to date and display all of the following hazard areas, as they were not visible on the Arcibus plans. i) Unmarked Gas Meter accessed basement via Stair 02. The gas meter room in the basement corridor 09 (adjacent to the Workshop) should be highlighted too. ii) Basement plant room accessed lower steps in Stair 02. iii) Basement room – RM -REF22 accessed via the Tunnel is noted to be an EDF Energy Sub-station and should be clearly marked on the floor plans for assessors and emergency services.

2. Fire Safety Measures:

There is an assortment of fire safety arrangements in your building focusing on preventing a fire from happening and to protect you. Preventative measures include managing the housekeeping, maintenance, and controlling ignition sources. Protective measures include the fire alarm system, fire extinguishers, emergency lighting, fire doors throughout your building, and knowing what to do in the event of a fire.

3. Name and address of the Responsible Person at QMUL:

The person ultimately responsible for fire safety is Professor Colin Bailey. Although any day-to-day comments or concerns should be raised with the Residential Services Team, located at the Mile End Road Campus, London E1 4NS.

4. The identity of the person who has undertaken this Fire Risk Assessment:

The most recent fire risk assessment carried out on your building on 17/12/2024 and was carried out by QMUL Senior Fire Safety Adviser- Natalie Parchment.

5. The identity of the competent persons nominated to implement firefighting measures (fire extinguishers):

There are fire extinguishers located around your building, the campus security team are trained to use them and respond to fire alarm activations on campus, they are on site 24 hours a day.

6. Any relevant fire safety information that has been identified by other Responsible Persons in the building:

This is not applicable, as the only Responsible Persons for your building are Queen Mary University of London.