

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 using 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 27/12/2022):

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

Action Ref.	Recommended improvement
19.1.R2	A compartmentation survey should be carried out, and where necessary, remedial works carried out.

Outstanding Actions (as of 12/12/2023):

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

Action Ref.	Recommended improvement
28.1.R2	Ensure to provide fire extinguisher training to relevant staff.
21.1.R2	Ensure arrangements are in place to carry out annual and quarterly fire door checks in accordance with Fire Safety England Regulations 2022.
29.4.R2	Fire door remedial works should be carried out by a competent person: -Level 7 lift motor room - breach in fire door compromising the escape route. - Level 5 Kitchen 02 has missing smoke strips and seals, Kitchen 03 is breached. - Level 4 Kitchen 03 has a missing lock - Level 2 door opposite 201 is damaged and should be repaired, Kitchen 02 and 03 also have missing locks that should be replaced.
30.1.R2	Ensure EICR 'C2' remedial works are completed by a competent person in accordance with BS 7671. See UNSATISFACTORY report DJSG026344 by Dennis John's 03/03/2022.

Outstanding Actions (as of 15/08/2025):

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.
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.
14.4.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.
18.2.R2	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.
18.3.R2	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.
18.4.R2	The basement corridor fire door leading toward the laundrette – DHB035 appeared damaged and did not close into the door frame.
18.5.R2	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.
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.
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 Archibus 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.