

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 is 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 while 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: FLOYER HOUSE

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 16/12/2022):

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

Action Ref.	Recommended improvement
1.FDR	Install additional emergency exit signage in external rear escape route, as per EAF 241849, for clear identification of emergency exit gate.
8.1 R1	Ensure recommended remedial works to address issues raised in the fire door surveys (carried out 14th Nov - 02nd Dec 2022 by Sykes & Son Ltd) are completed by a competent person.
18.2.R1	Remove moss to reduce risk of slips and falls, on the external escape route over the roof space and down any stairs.
18.3.R1	Confirm ventilation outlets / extract systems on the external escape route (from 2nd floor Laird Hall Bar area) are fire-resisting. Remedial works should be completed where necessary.
18.4.R1	Confirm doors on the external escape route (from 2nd floor Laird Hall Bar area) are fire-resisting and self-closing. Remedial works should be completed where necessary.
18.5.R1	Remedial works should be carried out to ensure the final exit from the rear yard is fitted only with simple fastenings that can be operated from the escape side of the gate without the use of a key. This could be fitted with a panic bar in accordance with BS EN 179.
19.1.R1	Ensure recommended remedial works following compartmentation surveys carried out by Sykes & Son Ltd, are carried out to address compartmentation and firestopping issues.
19.2.R1	Confirm that the flammability of all curtains and linings in Laird Hall complies with the requirements of BS 5867-2:2008, type 'B' and fire-retardant treatment has been carried out within the last 5 years. Complete remedial works where required.
22.1.R1	The fire detection and warning system should be reviewed by a competent alarm engineer, to ensure that it is consistent a category L1/M system, in accordance with BS 5839-1 throughout the building. Remedial works should be carried out where required to enhance the design with requirements.

22.2.R1	The zone map dated 2015 should be reviewed to ensure it displays the corresponding zones (same codes) on the current alarm panel. Remedial works should be carried out where required.
30.1.R1	Review and update documents held in the secure information box.

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
10.1.R1	Remove combustible waste accumulated in the yard opening to Ashfield Street.
10.2.R1	Provide lockable metal lids to commercial waste bins within the yard opening to Ashfield Street.
18.1.R1	Stair 1 ground floor lobby exit doors operation to Newark Street- ensure that opening mechanism on final exit door is easily accessible- replacement of push pad device with push bar or altering opening swing action of the final exit is advised.
18.2.R1	Replace double fire door- Laird Hall exit to Stair 01 with certified fire doorset to FD30s.
18.3.R1	Ensure overhead IT cabling throughout the premises, is provided with metal supports/ clips, to prevent premature collapse and entanglement hazard in event of fire.
19.1A.R1	Room RM-Ref05- contains electrical distribution boards, IT data comms, CCTV, as well as various combustible and non-combustible storage. – Remove the combustible loading, until fire separation provided.
19.1B.R1	Room RM-Ref05- contains electrical distribution boards, IT data comms, CCTV, as well as various combustible and non-combustible storage. No fire resisting separation between data comms and storage- users utilising the space to revise the designated use for this location. Area containing electrical distribution and IT data comms, should be fire separated from combustible storage.
19.2.R1	Instruct competent, 3rd party accredited passive fire protection specialist to investigate fire resistance of the wall partition separating Laird Hall Stage and adjacent backstage storeroom (Store 03) and complete resulting remedial actions.

19.3.R1	In absence of formal fire strategy, a retrospective fire strategy should be created and commissioned to assist with ongoing fire risk management of the premises.
29.1.R1	Implement a system of regular inspection and maintenance of fire doors. As per Fire Safety (England) Regulations 2022- common areas should be inspected a minimum 3 monthly, and dorms- annually.
30.1.R1	Test of cause effect- e.g. access control release of the emergency exits and auto-release of hold open devices should be conducted at least monthly as part of the fire alarm testing. In addition, it is recommended that weekly fire alarm testing incorporates testing of fire alarm signal receipt by security control room/ alarm receiving centre- as applicable.

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 15/10/2024 and was carried out by QMUL Senior Fire Safety Adviser- Aleksandra Walczak.

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.