

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: FRANCE HOUSE

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 13/12/2023):

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

Action Ref.	Recommended improvement
14.1.R1	Investigate the fire resistance of the Electrical Distribution cupboard enclosure and carry out remedial works to ensure 30-minute fire resistance is provided and ensure this is locked when not in use. Added Jan 2025: To specify, this action is related to the ground-floor Residential Operations Store area, which is entered via the double set of large doors behind the wood panels in the village.
19.1.R1	Confirm completion of remedial works assigned to Beardwell Construction Ltd (ticket #213505), to address separation breaches in walls, where communication devices have been removed outside cluster flat front doors.
19.2.R1	Ensure missing or temporary ceiling tiles/hatches in the ground floor Residential office and store area, are replaced to reinstate the required levels of separation. This action was closed and has been REOPENED Dec 2024 as it could not be confirmed that the separation between the Residential Store Area and other ground-floor offices was suitable. Suitable levels of separation should be investigated by a competent person as a lot of sound was being heard through the open void in the ceiling; tiles had not been replaced, and the conditions remained the same – EAF 221894.
22.2.R1	Fire alarm and detection certificates presented did not detail the alarm category, as expected. Consult with a competent Fire Alarm Engineer to carry out a thorough assessment of the current coverage and review the alarm category in accordance with BS 5839-1. consider Clause 9.8.1, BS 9991:2015, "A fire detection an fire alarm system should be provided in accordance with...BS 5839-1:2013, L1, as applicable, for simultaneous evacuation of the cluster of fire origin." Page 49.

Outstanding Actions (as of 18/08/2025):

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

Action Ref.	Recommended improvement
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8.1.R2	PAT testing for the ground floor Art Research kitchenette appliances could not be confirmed. Ensure a competent person carries out PAT testing in this area where required. See Electrical Safety - Health and Safety Directorate for further guidance on PAT (Portable Appliance Testing) procedures.
8.2.R2	Ensure a competent person carries out remedial works to satisfy C2 works raised in the UNSATISFACTORY EICR report – recorded 29/12/2023 following inspections by Dennis Johns Ltd.
18.1.R2	Door-closing devices on the following fire doors should be adjusted to ensure the door closes fully into the door frame without intervention: i) Flat 41 front door marked SCF5F011; ii) Flat 40 front door marked SCF5F014; iii) Flat 23 Room A marked SCF1F033; iv) Flat 34 Room D marked SCF2F017; v) Flat 28 Room E marked SCF4F045; vi) Flat 27 Room C marked SCF3F027. EAF0003380
18.2.R2	Flat 27 front door: the drop smoke seal is visibly damaged. Ensure remedial works are carried out by a competent person to repair the drop seal. EAF0003381
22.1.R2	Ensure periodic checks of the cause-and-effect arrangements, including the interconnecting door release between Flats 32-41 monitored and remediated where required.
28.1.R2	Ensure nominated staff are aware of current Seek and Search procedures. Records should include evidence of receiving suitable training/refresher training to safely operate portable firefighting equipment.
29.1.R2	Flat 3 kitchen carbon dioxide extinguisher (SN 74555) did not have a tamper tag, and the pin was displaced. Ensure the device is inspected by a competent person. EAF0003382
29.2.R2	Confirm that periodic Fire door checks, in accordance with the Fire Safety England Regulations, are being carried out quarterly. Data should include evidence of “on a best endeavour basis – annual checks of all flat entrance doors (including self-closing devices) that lead onto a building’s common parts’

30.1.R2	Ensure periodic cleaning of cooker hoods are carried out by a competent person. Records could not be located at the time of the visit.
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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.

2. 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 Operations Team, located at the Mile End Road Campus, London E1 4NS.
3. The identity of the person who has undertaken this Fire Risk Assessment:
The most recent fire risk assessment carried out on your building on 18/12/2024 and was carried out by QMUL Senior Fire Safety Adviser- Natalie Parchment.
4. 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.
5. 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.