

**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  
[residentialfeedback@qmul.ac.uk](mailto:residentialfeedback@qmul.ac.uk).

QMUL Fire Safety Team

**Required information to Residents**

**Building Name: MAURICE COURT**

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 26/02/2025):

*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	Ensure the wooden and gardening debris is removed from Maurice Court, opposite the bin area by Flat 26-28. EAF 236816.
19.1.R1	During the review, additional damage or breaches were observed in the fire separation construction. To reinstate the fire separation, ensure the following areas are separated or within the LTM. All work should be carried out by a competent person. - damage to the wall adjacent to Flat 17 Room B door (MC.3F.62) - compartmentation breach observed inside the cupboard outside Flat 10 entrance door at ground level - damaged fire batt within the Flat 2-7 ground floor entrance lobby cupboard.
29.1.R1	The small cupboard in Flat 24 (MC.GF.66) at ground level (entrance lobby) is not covered by AFD and currently contains electrical equipment (monitor and recording device). The detection should be extended to this unit to give occupants early warning of a fire incident in this area. There is also an interface unit in this cupboard. In the meantime, it is recommended that all electrical items be removed.
29.2.R1	Inspection dates on portable firefighting equipment were sampled, with deficiencies observed. Ensure remedial work is carried out by a competent person on the devices listed below: -The service for the Carbon Dioxide extinguisher in the Flat 1 kitchen was out of date. Device SN#76982 should be serviced by a competent person to ensure the equipment is ready to use if required. -The service for the Carbon Dioxide extinguisher in the Flat 24 kitchen was out of date. Device SN#54751 should be serviced by a competent person to ensure the equipment is ready to use if required. -The Water extinguisher in Flat 10 corridor was missing the end nozzle, which should be replaced. Device # 65146 should be inspected by a competent person to ensure the equipment is ready for use. -The Water extinguisher in Flat 19 corridor was missing the safety tag. Device SN#77153 should be inspected by a competent person to ensure the equipment is ready for use. -The Water extinguisher in Flat 25 corridor was missing the safety tag. Device SN#54744 should be inspected by a competent person to ensure the equipment is ready for use. -The fire blanket in the ground floor workshop (behind Flat 29) was out of date and due "22. Device SN# 65160 should be inspected by a competent person to

	ensure the equipment is ready for use. -The fire blanket in Flat 7 kitchen was missing and should be replaced. SN#65169 case was still in place.
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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 was carried out on your building on 30/08/2024 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.