

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: POOLEY HOUSE

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 16/05/2024:

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.R1	Ensure nominated staff receive suitable fire extinguisher training.

Outstanding Actions (as of 21/08/2025):

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

Action Ref.	Recommended improvement
14.1.R2	Improve housekeeping management of EAF workshop at rear of the premises, next to basketball court, by suitable control of fire loading/ combustible items, ensuring appropriate separation from ignition sources- electrics. Unobstructed visibility and access to firefighting equipment provided is required.
19.1.R2	Instruct competent passive fire protection specialist to remediate following fire stopping deficiencies, where fire stopping either missing, damaged or incomplete: Flat 4 electrical riser: Flat 6 electrical riser: Flat 8 risers PH3F00 111/ 103 Flat 18 electrical riser: Flat 22 electrical riser: Flat 24 riser PHF0059: Flat 28 electrical riser: Flat 30 electrical riser: Flat 37 riser near kitchen: Flat 44 riser PH5F0018: Flat 46 riser PH6F0029: Flat 46 riser PH6F0029 - workshop next to basketball court? Photo references in main body of FRA, section 19.
19.2.R2	Instruct competent passive fire protection specialist to inspect and confirm wall above false ceilings in middle block firefighting shaft at all levels, separating firefighting lobby from staircase, provides fire resistance in accordance with fire strategy (60min FR), completing remedial action as necessary. Photo references in main body of FRA, section 19.
21.1.R2	Fire exit directional signage is inconsistent inside the flats - each exit from the flat- both above flat entrance/exit and exit via neighbouring flat should have fire exit sign (arrow up- proceed ahead) provided. Following locations identified, however management should review the whole building, to ensure both directions of escape (where applicable) are suitably indicated: - Flats 5,9,13,14,15, 20, 21, 22, 30, 31, 32, 36, 37, 43 above the flat entrance/exit - Flats 13,24 above exit via neighbouring flat. (in this location can be supplement by wording "emergency exit only") Safety signage should be consistent and compliant with BS5499, BS EN ISO7010.
23.1.R2	It is recommended the provision and positioning of portable fire extinguishing appliances is altered as follows, for ease of access by trained members of staff and reduction of unnecessary maintenance cost long term: Remove portable fire extinguishers from flats and position pair of 1 x 13A water + 1x 34B CO2 outside the flats at each floor landing: Stair 1: Ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor Stair 2: Ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor Stair 3: Ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor Fire Blankets to be retained within the kitchens. Existing portable extinguishers to be retained within plant rooms/ non-residential areas. As number of extinguishers were found free-standing, due to brackets loose from the wall, it should be ensured all extinguishers are securely fixed on the wall or in designated stands.

28.1.R2	Recommended action: Complete recent fire door survey remediations. Where development of programme of works is necessary plan of action should be recorded within the recommended timescale. It is recommended risk-based priority of work completions is applied and fire safety team consulted as necessary. High priority of resolution should be also applied where fire doors fail to self-close- complete short term. Remediation works should be completed by competent specialist and cover the following FRA visit findings: a) Flat 3 doors warped, not aligning with door frame. b) Flat 6, bedroom C- damaged drop-down seal c) Flat 25 riser door- not closing & locking. d) Bedroom 27H door failed to self-close. e) Flat 31- may require intrusive inspection, ensuring door frame is suitably secured to wall. f) Bedroom 34D door failed to self-close. g) Ground floor lobby doors middle block, displaying significant wear & tear. h) Bedroom 37A- fire door installation should be inspected by your appointed fire door specialist and confirmed fire and smoke resistance to FD30s. i) Bedroom 37B door failed to fully self-close j) Flat 38- door stop is not aligning with the door leaf and drop- down seal faulty k) Bedroom 39E door failed to fully self-close l) Bedroom 47D door failed to fully self-close m) Flat 48 entrance- drop down seal not working Photo references in main body of FRA, section 28.
29.1.R2	Ensure recorded evidence of evac-chair operation training for nominated staff, is in place and available for inspection.
29.2.R2	Ensure recorded evidence of 3 monthly fire door inspection in common parts of the premises and risers/ plant, and annual inspection of remaining doors, such as dorms/ bedrooms is available for inspection, in line with Fire Safety (England) Regulations 2022. Ensure recorded evidence of 3 monthly fire door inspection in common parts of the premises and risers/ plant, and annual inspection of remaining doors, such as dorms/ bedrooms is available for inspection, in line with Fire Safety (England) Regulations 2022.
29.3.R2	Complete remedial actions following portable extinguishing appliances PPM January/February 2025. A number of extinguishers displayed warning labels for corrective action required.
29.4.R2	Ensure records evidencing suitable system of inspection and maintenance of all fire protection systems are held by Queen Mary University and are available for audit.
30.1.R1	Contents of Secure Information Boxes should be reviewed and updated in line with NFCC Code of Practice for Provision of Premises Information Boxes in Residential Buildings, to ensure complete information provided to emergency services. Note: as there are 2 SIBs in this building - both should be supplied with the same information.

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 31/05/2025 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.