

Freedom of Information request reference number: 6963.1

Date of response: 09/11/2022

Request:

Did any of your inspectors, firefighters, officers or other staff visit or inspect the student residential buildings France House and Feilden House at Queen Mary University of London Campus (E1 4NS) during the calendar years 2021 and 2022?

If yes, what was the outcome of the visit? Could you please share any information about any advice or recommendations given to the University?

Response:

Please see attached to this response Fire Safety Audit Reports issued for France House and Feilden House, Westfield Way, London E1.

Personal data has been removed from the attached documents under [section 40 of the FOIA – Personal Information](#).

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: <https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/>



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 25 June 2021

Location summary

File No 05/250435
UPRN 6364146
Building Name RICHARD FEILDEN HOUSE
Address RICHARD FEILDEN HOUSE
 WESTFIELD WAY
 LONDON
 E1 4NP
Borough Tower Hamlets
Use D - Purpose Built Flats >=4 floors
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 4.25
Total Floors 0 **Basement floors** 0
Estimated number of sleeping 200
Special Features

Additional detail

This building is now known as just Feilden house and is fully clad in timbre. the building has a Gas supply that only supplies the restaurant on ground floor. the residential part of this building 1st- 5th has an L1 alarm system and external thermal imaging camera system linked to the alarm which continuously watches for fire or smoke on the façade of the building. security of the development 24/7 there is a simultaneous evacuation strategy in place
 this building is only in occupation of residents during term times.

Premises Description **NONE**
Environmental Risks NONE
Features assisting fire spread NONE
Site Reinspection date
Heritage Building No
Petroleum redevelopment? No
Known firesetting in area? No
Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	RICHARD FEILDEN HOUSE WESTFIELD WAY LONDON E1 4NP
Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Sole Occupier
Property Use	H - Other sleeping accommodation
Valuation Office	MR11 - Halls of Residence
Original Risk Score	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	12 February 2021
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Medium 141m ² to 360m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Higher than average
Additional detail	

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	More than adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	No
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	RICHARD FEILDEN HOUSE WESTFIELD WAY LONDON E1 4NP

On Site Representative - NEW

Name	Queen Mary University
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Queen Mary University Mile End Road London E1 4DH
Mobile	[REDACTED]
Email	[REDACTED]

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

FRA in place evidence on site of escape routes being sterile, alarm systems and security fire safety knowledge would suggest it covers all areas awaiting documentation to be sent

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

escape route clear at time of audit fire alarm working and serviced, work being done on the halls of residence while unoccupied to upgrade self closers on the bedroom doors.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

L1 system within the building linked to the security office also connected to a thermal imaging camera system that is constantly monitoring the façade of the building. which will also sound the alarm should fire be detected.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

at time of audit escape routes were clear of combustible and obstructions. central flats had two means of escape far end flats had a single means of escape.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

simultaneous evacuation strategy in place
fire action notices in room and kitchens

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

maintenance appeared to be carried out regularly spoke with the maintenance manger while on site and he explained about there systems and what plans they have in the near future. fire doors within flats are being serviced to ensure that the self closers are all effective as students often disconnect them.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

security team on site have all received fire safety training and could answer questions asked

Article 8 - General fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 10 - Principles of prevention to be applied

Safety Evaluation	Observations
Not Applicable	None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation	Observations
Not Applicable	None

Article 13 - Fire Fighting Equipment

Safety Evaluation	Observations
Not Applicable	None

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation	Observations
Not Applicable	None

Article 18 - Safety assistance

Safety Evaluation	Observations
Not Applicable	None

Article 19 - Provision of information to employees

Safety Evaluation	Observations
Not Applicable	None

Article 20 - Provision of information to employers and the self employed from outside undertakings

Safety Evaluation	Observations
Not Applicable	None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Broadly Compliant

Management compliance level

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion

25/06/2021 15:48

well run premises. reasonable steps taken to ensure early warning for cladding issue and within building. security team check alarm signals and then call fire service if they detect fire.

routes clear out of the building and electro mag door release on activation of the alarm system. security team are aware of residents requiring assistance and will assist in evacuation.

escape routes walked riser cupboards seen.

25/06/2021 15:45

Initial Expectation: Verbal action

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	A - Sleeping Unfamiliar
Life Risk	-5.9
Actual Risk Score	3.55
Risk Score	3.50

Audit Timings

Audit Duration
180

Travel Time
60

Post Audit Processing Duration
60



Fire Safety Audit Report

Audit Information

Audited By [REDACTED]
Audit Completed 4 September 2021

Location summary

File No 05/242842
UPRN 6360831
Building Name SIR CHRISTOPHER FRANCE HOUSE
Address SIR CHRISTOPHER FRANCE HOUSE
 WESTFIELD WAY
 LONDON
 E1 4QA
Borough Tower Hamlets
Use H - Other sleeping accommodation
Responsible Team FSR Tower Hamlets & Newham
Station Ground F26 - Bethnal Green
Site Risk Score 4.25
Total Floors 6 **Basement floors** 0
Estimated number of sleeping 120
Special Features
Additional detail **NONE**

Premises Description This premises is a purpose built student accommodation block split into three separate staircores. The premises is made from traditional methods of construction including the installation of non-treated timber cladding installed to the ground floor only with the rest of the premises installed with copper cladding, as confirmed by the responsible person. As a student accommodation block the premises has a simultaneous evacuation which is managed by an automatic fire alarm system. Each staircase leads to a designated fire exit at the front of the building, student accommodation has a mixture of studio apartments and cluster flats. As the premises is under 18m there is no requirement for a dry rising main, however fire-extinguishers have been installed to each floor.

Environmental Risks NONE

Features assisting fire spread NONE

Site Reinspection date

Heritage Building No

Petroleum redevelopment? No

Known firesetting in area? No

Site lone worker risk

Property Detail (DEFAULT PROPERTY)

Occupier Contact	Default Property
Address	SIR CHRISTOPHER FRANCE HOUSE WESTFIELD WAY LONDON E1 4QA
Responsible team	FSR Tower Hamlets & Newham
Occupancy Type	Sole Occupier
Property Use	D - Purpose Built Flats >=4 floors
Valuation Office	R3 - Flats/Mais 4 Flrs and over PB
Original Risk Score	<u>4.25</u>
Reinspection Date	N/A (SAMPLE)
Last Inspection	18 August 2021
Total Capacity	0
Maximum number of people	<u>>100</u>
Property Size for use	Medium 5001m ² to 8300m ²
Environmental Risks	NONE
Occupant Mobility	Average
Fire Loading	Average

Additional detail

Specific lone worker risk

Primary Authority Partnership N/A

Protection Data (SHARED)

Fire Protection & Warning	Adequate
Unwanted fire signals count	0
AFD remote monitoring	No
Smoke ventilation	Natural
Covers MOE/Common areas?	Yes
Sprinklers Installed?	No
Access for fire-fighting	Average
Water supplies	Average
Special Features	
# Fire fighting shafts	0
Engineered solution?	No
Trade off measures?	No
Evacuation type	Simultaneous Evacuation
History of fires?	No

Contacts

Occupier

Name	Default Property
Address	SIR CHRISTOPHER FRANCE HOUSE WESTFIELD WAY LONDON E1 4QA

Owner/Co-Owner - NEW

Name	Queen Mary University of London
Responsible Person	[REDACTED]
Position	[REDACTED]
Address	Queen Mary University of London Mile End Road London E1 4NS
Telephone	[REDACTED]
Email	[REDACTED]

Enforcement history**Articles****Article 9 - Risk assessment**

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The latest fire risk assessment was completed by Queen Mary University Campus on 06/02/2020. During the fire risk assessment process a number of items were considered including the level of detection and warning with a L2/M system installed, fire separation and the maintenance of fire safety arrangements including fire doors. As part of the fire risk assessment a number of significant findings were considered, these are listed below;

- (1) Several Fire doors require remedial maintenance to ensure they are in efficient working order and good repair.
- (2) In the bathroom of Flat 14 there was a strong smell of cigarettes. It is likely that the occupier at the time was aware that the bathrooms do not have detection but do have an extractor. If this occupant is still residing in this flat, they should be reminded of the no smoking policy.
- (3) In general the housekeeping was very good in the residential spaces. However the residences store on the ground floor requires tidying with items obscuring an exit and the associated fire call point and other items on the floor creating trip hazards.
- (4) Fire alarm coverage in sleeping risk premises is normally to a L2/M standard. It was identified that there is no smoke detection in numerous cupboards and risers some of which contain electrical boards and services that open directly onto the single escape route. To achieve an L2/M standard of fire alarm system in accordance with BS 5839-1, automatic smoke detection must be provided in these cupboards and risers
- (5) There is no fire detection in the corridor immediately outside the toilets on the ground floor. Additional fire detection must be installed to this escape route.
- (6) Many of the extinguishers in this building appeared to be out of test date with an expiry date of February 2019.

Article 11 - Fire Safety Arrangements

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

During the inspection I was accompanied by the [REDACTED] for Queen Mary Campus and he was able to produce a suitable record of maintenance for the fire safety arrangements on site, including the automatic fire alarm, emergency escape lighting and smoke ventilation measures. He was also able to demonstrate that when deficiencies were found that there is a 24 hour turnaround to rectify these faults. The responsible person also employs cleaning staff who complete daily inspections of off flats and shared kitchen, part of the role is to highlight faults with fire safety systems including communal fire doors.

Article 13 - Detection and warning

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The premises is fitted with an L1 automatic fire alarm system, the panel for the alarm was found in the residence reception on the ground floor and was found in good working order at the time of the fire safety audit. There is also additional smoke detectors installed in the three protected staircases linked to automatic opening vents, this was also found in good working order.

Article 14 - Emergency routes and exits

SAFETY CRITICAL
Safety Evaluation
Low Risk

Observations

The premises has been split into three separate cores, each core is installed with a protected stair which serves all floors and leads to the ground floor entrance lobby and a place of ultimate safety. Each staircase is fitted with an automatic opening vent at ceiling level away from the cladding. In two of the blocks there is deeds of easement via a shared door linking two cluster flats, this would allow residents in these blocks to use an alternative escape route through into the neighbouring staircore. I have however highlighted the following concern.

(1) the non-fire resisting timber cladding has been installed around the final exits from the building although this is mitigated in two of the blocks due to the shared escape route as highlighted above, one of the blocks doesn't have this option. Therefore any fire around the final exit will impede means of escape to those persons. Ultimately my advice would be to treat the timber cladding to ensure a minimum of 30 minutes fire resistance this would limit any fires such as arson and careless disposal caused by external bodies.

FAILURE

Article 14 Issues with emergency routes or exits

Article 14
(continued)

At the time of the audit the emergency routes or exits were inadequate. It was found that non fire resisting timber cladding has been installed around the final exits of the building, if an external fire was to occur then this would compromise the emergency escape route for relevant persons leaving them trapped in the building.

REMEDY

Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by either removing the timber cladding around the final exits or treating the timber cladding with fire resistance meeting a minimum of 30 minutes.

Article 15 - Procedures for serious and imminent danger and for danger areas

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

The premises is a purpose built student accommodation block and therefore the premises has a simultaneous evacuation procedure which is detailed in evacuation notices installed within the ground floor entrance lobby, also confirmed by the responsible person. In the event of a fire the responsible person has a 10 minute seek and search was advice by fire brigade personnel, this has been put in place to rule out false alarms. Responsible person has questioned this as the minimum seek and search time is 6 minutes, this will need to be risk assessed before any changes take place.

Article 17 - Maintenance

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

During the inspection I have seen that device's, equipment and facilities relating to fire safety have been maintained in good working order, this includes the automatic fire alarm, emergency lighting, fire extinguishers and the smoke ventilation measures. On my inspection I have highlighted a number of communal fire doors including doors leading into cluster flats and rooms not correctly closing against their frames for a number of reasons, the responsible person was already aware of these faults and has taken pictures to get this rectified. Also the premises isn't 100% occupied so in many areas this doesn't affect life. Before handover of any flat/room an inspection is completed to ensure all fire safety arrangements are in good working order.

Article 21 - Training

SAFETY CRITICAL
Safety Evaluation
Broadly Compliant

Observations

I was able to question the responsible person in regard to his role as the fire safety manager and he was able to demonstrate a good level of understanding for fire safety throughout the audit process. All fire safety training is completed via a e-learning platform, there is also additional training for practical use of fire extinguishers.

Article 8 - General fire precautions

Safety Evaluation
Broadly Compliant

Observations

During the inspection I was able to complete a sample of service riser cupboards throughout the premises and I have found that good fire separation and good fire stopping has been applied, this work was completed by Checkmate Fire Solutions Limited and completed in November 2016. I have however found a breach around a soil pipe which leads from a service riser cupboard to unknown areas, this was highlighted to the responsible person at the time of the fire safety audit. Due to the simultaneous evacuation and level of fire stopping throughout the block, advice has been given verbally.

Article 10 - Principles of prevention to be applied

Safety Evaluation
Not Applicable

Observations

None

Article 12 - Elimination or reduction of risks from dangerous substances

Safety Evaluation
Not Applicable

Observations

None

Article 13 - Fire Fighting Equipment

Safety Evaluation

Not Applicable

Observations

None

Article 16 - Measures for dealing with dangerous substances affecting general fire precautions

Safety Evaluation

Not Applicable

Observations

None

Article 18 - Safety assistance

Safety Evaluation

Not Applicable

Observations

None

Article 19 - Provision of information to employees

Safety Evaluation

Not Applicable

Observations

None

Article 20 - Provision of information to employers and the self employed from outside undertakings

Safety Evaluation

Not Applicable

Observations

None

Article 22 - Co-operation and co-ordination

Safety Evaluation	Observations
Not Applicable	None

Article 23 - General duties of employees at work

Safety Evaluation	Observations
Not Applicable	None

Article 37 - Fire fighters switches for luminous tube signs

Safety Evaluation	Observations
Not Applicable	None

Article 38 - Maintenance of measures provided for protection of fire fighters

Safety Evaluation	Observations
Not Applicable	None

Article 24 - Power to make regulations

Safety Evaluation	Observations
Not Applicable	None

Article 27 - Powers of inspectors

Safety Evaluation	Observations
Not Applicable	None

Article 29 - Current alterations notices

Safety Evaluation	Observations
Not Applicable	None

Article 30 - Current enforcement notices

Safety Evaluation	Observations
Not Applicable	None

Article 31 - Current prohibition notices

Safety Evaluation	Observations
Not Applicable	None

Article 32 - Offences

Safety Evaluation	Observations
Not Applicable	None

Overall safety standard

Low Risk

Management compliance level

Management Compliance Level	1 - Well above average
Initial Expectation	Verbal action
Considered EMM?	Yes
Confirmed Action	Verbal action

Audit Conclusion

06/09/2021 09:15

This audit was undertaken following advice from the BRR team following discovery on non-compliant cladding installed to the facia, materials included timber cladding installed to the ground floor with the rest of the building installed with copper cladding. I have seen that the responsible person has a good schedule of maintenance which was demonstrated throughout the fire safety audit. The responsible person also showed a good understanding for fire safety throughout, despite this I have found the following issue as highlighted below;

(1) the non-fire resisting timber cladding has been installed around the final exits from the building although this is mitigated in two of the blocks due to the shared escape route as highlighted above, one of the blocks doesn't have this option. Therefore any fire around the final exit will impede means of escape to those persons. Ultimately my advice would be to treat the timber cladding to ensure a minimum of 30 minutes fire resistance this would limit any fires such as arson and careless disposal caused by external bodies.

This issue has been discussed with the responsible person who has stated that the 'The wooden cladding is 20mm hardwood so it not likely to ignite from careless disposal. Arson would be the only risk and if someone sets fire to the entrance then that is a bigger issue than the cladding. We also have 24 hour security with CCTV coverage and roaming security patrols'. When considering this I am happy with the response as the campus can only be access via security gates and as stated there are on-site patrols and CCTV in operation.

06/09/2021 09:14

Initial Expectation: Verbal action

06/09/2021 09:14

Initial Expectation: Notification of Minor Deficiencies

Verbal Advice Given

None given

Other Authorities to notify

None

Weeks to Complete Work

N/A

Specific instructions for Admin to Action

None

Compliance calculation & signature

Compliance Level	1 - Well above average
Property Risk Group	B - Sleeping familiar or Licensed Premises
Life Risk	-2.1
Actual Risk Score	4.7
Risk Score	4.75

Audit Timings

Audit Duration
135

Travel Time
85

Post Audit Processing Duration
100