

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: FLOYER HOUSE

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 01/07/2024):

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

Action Ref.	Recommended improvement	What this means to you
8.1	Confirmation is required that any C2 hazards on the latest EICR have been adequately resolved.	This action comes from an electric inspection report, and it highlights any works that require remedial action once the report is produced.
10.1	Remove bins and combustibles near the building, ensuring refuse bins are locked when not in use and kept in the designated bin store area.	It's to prevent unauthorised access to combustible bin contents and ensure that, in the event of a fire within the bins, it cannot spread to the building.
14.3	Remove all storage from the ground floor Distribution Boards Cupboard (F/H1)-046.	These cupboards contain ignition sources; therefore, it is to ensure appropriate separation between fuel and ignition sources.
18.1	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.	Fire doors are in place to protect escape routes from effects of smoke and fire for specified period (e.g. 30min). Actions following the inspections are to ensure all are fully compliant.
18.2	Remove moss to reduce risk of slips and falls on the external escape route over the roof space and down any stairs.	No risk from fire, however it's to prevent potential of injury when using the alternative escape route.
18.3/4	Confirm ventilation outlets / extract systems and doors on the external escape route (from 2nd floor Laird Hall Bar area) are fire-resisting. Remedial works should be completed where necessary.	It's a confirmation of appropriate fire resistance along the alternative external escape route. Your building is provided with automatic early warning fire detection. Ensure to familiarise yourself with all available escape routes and in event of fire alarm sounding- follow the procedures and leave the building without undue delay.
18.5	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.	Should the gate be key locked, people trying to move away from the building through this gate, may not be able to and will have to travel further to use different exit. Ensure to keep Security Emergency number on your phone 020 7882 3333 . If you see smoke or fire and you cannot get out, always call 999.

19.1	Ensure recommended remedial works following compartmentation surveys carried out by Sykes & Son Ltd, are carried out to address compartmentation and firestopping issues.	Buildings are divided by “compartment” lines (walls/ floors/ ceilings) which stop the smoke and fire from spreading. Survey has been completed and actions awaiting resolution. As a mitigation measure, your building is provided with automatic fire detection - it’s important that you follow the procedures and leave the building on sound of fire alarm without undue delay.
20.1	The emergency lighting system should be reviewed by a competent person to ensure that it is consistent with BS 5266-1, throughout the building and external escape routes.	Emergency escape lights are provided in your building, to ensure occupants can see the escape routes and exits and any obstacles on a way, in case of electricity not working during fire emergency. This action is to ensure all emergency lights are installed in correct locations.
21.1	A fire safety signage assessment should be carried out to ensure that there is an adequate and accurate provision of signage Non-standard fire safety signs should be replaced in accordance with BS 5499-4 and 5499-10 and conform to the standards of BS EN ISO 7010 throughout the building.	Fire safety signage is installed in your building, to provide you with instruction, direction or warning where necessary. There are some inconsistencies in emergency signage provisions and a wider programme of works to review or replace safety signage across the campuses is currently under way.
22.1	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.	This is to provide assurance of correct fire detection coverage in your building to current standards, so that if fire was to start in any space, it will be immediately detected, and warning issued. Fire risk assessor couldn’t access all spaces at time of their visit to confirm.
23.1	Extinguishers in the ground floor office G16 (left from main entrance doors) should be wall or cradle mounted.	This is to prevent firefighting equipment damage, removal from location to ensure it’s readily available for safe use by trained personnel. You should not attempt to tackle the fire if you’re not trained to do so. Follow the procedures- on discovering fire raise alarm by shouting fire and pressing red emergency break glass on your way out to alert others and security- evacuate immediately closing all doors behind you and call 999.
29.2	Investigate the emergency light fitting in Flat W Kitchen to ensure it is in effective working order. Carry out remedial works where required.	Fire risk assessor couldn’t confirm that this light was working correctly, to assure exit route is sufficiently illuminated.
29.10	Ensure remedial works recommended by Sykes & Son Ltd, to address non-compliant fire door issues are implemented.	Fire doors installed in your building protect escape routes from effects of smoke and fire. At the time of assessment contractor was undertaking an evaluation of all fire doors compliance and would indicate any areas of improvement needed. This is to provide assurance that fire doors fitted in your accommodation are in good condition and working order. If you notice any damage to your door or it’s not self-closing, you should report to: residentialfeedback@qmul.ac.uk

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 29/11/2022 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.