

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: LODGE 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 C1 and C2 hazards on the latest EICR have been adequately resolved.	This action comes from an electric inspection report, and it highlights any works are required remedial action once the report is produced.
18.2-3/ 19.1	<p>Ensure recommended remedial works to address issues raised in the fire compartmentation survey is reviewed and completed by a competent person.</p> <p>Compartmentation between floors in electrical riser cupboards were breached by wiring. See 18.3 above.</p> <p>Confirm panels in Flat 35 corridor provide a minimum of 30 minutes fire resistance. Carry out remedial works where required.</p>	<p>Buildings are divided by “compartment” lines (walls/ floors/ ceilings) which stop the smoke and fire from spreading. Where this line is breached, it needs to be appropriately fire stopped. Full survey has been completed and remedial actions are awaiting resolution.</p> <p>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.</p>

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 30.01.2023 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.