

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 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
25.1	Lift R15 should be assessed for compliance with BS 5588-5:1991 and BS 9999, this assessment should then be reviewed by the Fire Safety Manager.	This is to investigate design of the lift, whether it can be utilised for firefighting activities to support the Fire Strategy of the building.
21.1.R1	The following signage works are required: - Replace the missing fire exit signage on the alternative escape interconnecting door adjacent to Room I in Flat 44. - Replace the missing fire escape route directional signage on the Level 6 landing adjacent to Flat 14 and on the level 1 stair landing in the central block near Flats 19-20.	Fire safety signage is installed in your building, to provide you with instruction and direction. Listed items were found to be missing. Ensure you're familiar with all available exits.
21.3.R1	Display electrical hazard safety signages to indicate risks in accordance with BS5378-1 and ISO 7010 on all flat Electrical distribution cupboard doors.	To allow for quick identification of hazardous areas.
21.4.R1	Green emergency override signage was missing in various locations. Ensure emergency override signage is displayed throughout the building, including adjacent to Room I in the following flats: Flat 46, Flat 29, Flat 28, Flat 44, Flat 41, Flat 42, Flat 25 and Flat 7+, Flat 28+, Flat 40, Flat 38, Flat 3, Flat 21, Flat 22, Flat 19 by Room G, Flat 36 by Room H, Flat 34, Flat 17, Flat 18. Also, emergency override signage should be installed next to the interconnected flats and ground floor rear exit controls adjacent to Flats 1 and 2.	Action currently in progress. This signage is recommended to help you and other occupants of the building to easily identify and understand the emergency support devices provided. On the side of access-controlled doors, you may have noticed a small green box. This is an emergency door release mechanism. If in emergency for any reason door does not open- break glass and locking mechanism will release.
21.5.R1	Manual Call point signage was not displayed in various locations throughout the building. Ensure red manual call point signage is displayed adjacent to controls in corridors, including devices in Flat 28, Flat 27: Flat 43, Flat 37, Flat 38 and ground floor rear exit controls adjacent to Flat 33; ground floor rear exit controls adjacent to Flats 1 & 2.	This signage is recommended to help you and other occupants of the building to easily identify and understand the emergency support devices provided. Along your escape routes, usually at exits and stair landings, you will observe a number of small red boxes These are fire alarm manual call points. In the event of discovering fire, you can raise alarm in the whole building to alert others by breaking glass of this call point (on your way out). QMFireSafetyGuidance.pdf (qmul.ac.uk)
28.1.R1	Ensure nominated staff receive suitable fire extinguisher training.	Action currently in progress. This training is provided to campus security who respond to all fire alarm signals. Fire action for student residents is to raise alarm, evacuate the premises and call 999 if they discover a fire.

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 10/05/2024 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.