

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: 7-16 VARDEN STREET

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.
9.1	Display at least one 'No Smoking' signage with an area of an A5 sized sign (140mm x 210mm) in a prominent position at, or near, each entrance to the building in accordance with the Smoke Free (Signs) Regulations 2007. The sign should conform to EN ISO 7010:2012.	This is to remind residents and visitors of smoking policy. Smoking Policy - Health and Safety Directorate (qmul.ac.uk) . Please remember smoking (including e-cigarettes) is not permitted in the building.
18.1	Ensure recommended remedial works to address issues raised in the fire door surveys (carried out by Sykes & Son Ltd) are completed by a competent person.	University instructed a specialist to undertake a survey of fire door compliance. This is to provide assurance that fire doors fitted in your accommodation are in good condition and working order and where necessary are repaired. If you notice any damage to your door or it's not self-closing, you should report to: residentialfeedback@qmul.ac.uk
19.1	Ensure recommended remedial actions made by Sykes & Son Ltd to address firestopping and compartmentation issues are implemented.	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.
21.1	A fire safety signage assessment should be carried out to ensure that there is an adequate and accurate provision of signage in the underground car park area to warn of hazard in the electrical meter cupboard.	Fire safety signage is provided in your building, to provide you with instruction and direction. However, there's some inconsistency and some signs were missing. A wider programme of works to review or replace safety signage across the campuses is currently under way.
29.1	Confirm that any recommended emergency escape lighting remedial works have been adequately resolved.	This action refers to any repairs needed, after planned preventative maintenance. It's to ensure in case of standard lighting failure (due to loss of electricity), your escape routes and exits are sufficiently illuminated to allow safe evacuation.
31.1	Review and update the secure information box.	This is emergency information for Fire and Rescue Service and Security.

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 review was carried out on your building on 13/12/2022 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:

Whilst Responsible Person duties are shared between QMUL and the Landlord, fire risk assessment has been undertaken in full by QMUL Senior Fire Safety Advisor, with any outstanding action findings included above.