

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: ALBERT STERN COTTAGES

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
3	The external fire escape door leading to West Square requires a 'Fire escape keep clear' sign attached to the external face of the door, and the relevant safety signage attached onto the inside of the door ("Turn to open" & "Fire Exit").	This recommendation is in place to make sure instructions are clearly displayed for occupants, as well as for other people on street side to ensure doors are never obstructed.
14.1.R1	Build-up of shoes outside bedroom C1 was observed and should be removed by the housing team to maintain a sterile area.	Common corridors are protected areas and must not contain any items that could provide source of fuel. Additionally, this could cause a tripping hazard. Make sure common areas of your accommodation always remain clear.
18.1.R1	It was noted that several fire doors sampled did not effectively close into their frame. Adjustments are needed on the following: - Cluster entrance door A - Cluster entrance door B - bedroom door C102	Fire doors in your accommodation are installed to prevent or delay spread of smoke and fire in case of an incident. To achieve that, they need to be able to fully self-close.
19.1.R1	During the inspection, fire-stopping defects were found in the ground-floor electrical distribution board cupboard inside cluster A and B. Appoint a competent fire-stopping contractor and appropriately address the breaches to achieve 30 minutes fire resistance.	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. 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.
28.1.R1	Fire extinguisher training should be made available to Security who are expected to use this equipment.	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.
30.1.R1	Ensure the defects highlighted on the emergency lighting certificate DJS027527 19/2/24 have been adequately resolved.	This is following planned preventative maintenance-testing of the emergency lighting system. Some faults were found and require repair to ensure all escape routes are sufficiently illuminated for safe escape in case of the power failure.

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 26/04/2024 and was carried out by QMUL Fire Safety Compliance Manager – William Knatchbull.

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.