

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: FRANCE 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
19.1, 19.1R	Ensure that a competent person is instructed to carry out firestopping compartmentation surveys; and that recommendations are implemented.	Buildings are designed with special barriers, like walls, floors, and ceilings, called "fire compartments." They help to stop smoke and fire from spreading. Unsealed penetrations within some of these barriers have been found. Survey has been undertaken and recommendations awaiting completion. As a safety 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.
19.2	Review actions to satisfy recommendations made in the ARUP report dated 6th November 2017, Job Ref 25617-00.	This report was in relation to external wall surface. Findings of this report concluded in no immediate risk to life, based on this inspection and information given, if University can confirm other fire precautions work reliably. Formal review and confirmation of raised points is needed.
22.2-3	Review alarm zones and update the displays to ensure the information related to signals from detectors, manual call points or any other devices are individually identified at the relevant panels,	Action is to assist QM Security and/or Fire and Rescue Service to easily and timely identify location of fire alarm source for the investigation. This does not compromise effectiveness of the system to raise early warning.
23.1	The pin on the carbon dioxide extinguisher in the ground floor plant room was displaced. Ensure the extinguisher is serviced in accordance with BS 5306-3.	Fire extinguisher technician needs to check and confirm, the extinguisher is in good condition, have not been tampered with and can be safely used by those trained in its use.
25.1	Relocate AOV override controls in each block, adjacent to the fire and rescue service access doorway, in accordance with BS EN 12101-2, along with a switch cover to prevent accidental use.	For ease of use and access by emergency services, to operate ventilation system accordingly to needs in event of fire.
29.1	Service the carbon dioxide extinguisher in the IT Comms Room marked D5 (accessed via the ground floor store cupboard in Block 2). Ensure the extinguishers are serviced in accordance with BS 5306-3.	Fire extinguisher technician needs to check and confirm, the extinguisher is in good condition, have not been tampered with and can be safely used by those trained in its use.

29.2	Ensure that a competent person is instructed to carry out Fire door surveys; and that recommendations in the report are implemented.	Fire door survey can provide assurance of existing fire door condition and performance or provide recommendations of improvement where necessary. Fire doors help to stop or delay the spread of smoke and fire, protecting your evacuation routes. Remember to keep fire doors closed and in event of evacuation- close any doors behind you. You will be notified when contractors work in your building.
31.1	Review and updated the secure fire document box.	This is information for Fire and Rescue Service and Security and contained inside the red box in the entrance to the building.
14.1.R1	Investigate the fire resistance of the Electrical Distribution cupboard enclosure and carry out remedial works to ensure 30-minute fire resistance is provided and ensure this is locked when not in use.	This is to ensure suitable protection of the escape route and prevention of fire spread should incident occur.
19.2.R1	Ensure missing or temporary ceiling tiles/hatches in the ground floor Residential office and store area, are replaced to reinstate the required levels of separation.	This does not impact the safety of residents. It's to ensure the ceiling tiles do not pose a risk of falling in this area.
22.1.R1	Consult with a competent Fire Alarm Engineer to review and extend the fire detection warning system to high-risk areas in accordance with BS 5839-1. These spaces should include the ground floor Arts Research electrical riser and the three different risers that contain electronics for AOV controls in flats cupboards on the 5th floor.	Your bedrooms, kitchens, escape routes are fitted with fire detection to provide you with early warning in event of fire. Recommendation is to extend the fire detection provisions to mentioned spaces for increased protection.
22.2.R1	Fire alarm and detection certificates presented did not detail the alarm category, as expected. Consult with a competent Fire Alarm Engineer to carry out a thorough assessment of the current coverage and review the alarm category in accordance with BS 5839-1.	This recommendation is to provide assurance that correct coverage of fire detection has been provided throughout the whole building, to comply with current standards and regulations, and provide a maximum level of protection. It's important that you follow the procedures and leave the building on sound of fire alarm without undue delay.
28.1.R1	Ensure nominated staff receive suitable training and refresher training to safely use portable firefighting 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.
29.5.R1	The service of the carbon dioxide extinguisher in the Residential Reception office could not be confirmed, as the device was missing a service label. Remediate and ensure the extinguishers are serviced in accordance with BS 5306-3.	This is to ensure fire extinguisher is in good working order and readily available for use by those trained in their operation, in case of a fire incident.

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 12/12/2023 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.