

**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](mailto:residentialfeedback@qmul.ac.uk)

QMUL Fire Safety Team

**Required information to Residents**

**Building Name: IFOR EVANS PLACE**

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	Compartmentation breaches were observed and require repair.	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 <b>follow the procedures and leave the building on sound of fire alarm without undue delay.</b>
18.2.R1/ 29.5.R1/ 29.6.R1	The Assessor was advised that the Fire Door survey was carried out by a 3rd party contractor. Ensure recommended fire door remedial works are carried out and completed by a competent person.  The suitability of bedroom fire doors with excessive gaps at the bottom of the door and kitchen service cupboard doors with penetrations were observed and should be addressed/remediated by a competent person, where required.	This is to ensure all fire doors fitted in the building can stop smoke and fire spread for desired period (typically 30min), are in good condition and working order, protecting your means of escape.  <b>If you notice any damage to fire doors or they’re not self-closing, you should report to:</b> <a href="mailto:residentialfeedback@qmul.ac.uk">residentialfeedback@qmul.ac.uk</a>
21.1.R1	A fire safety signage assessment should be carried out (in accordance with BS 5499 Safety Signs) to ensure that areas that present hazards (plant room, distribution board cupboards) have an adequate and accurate provision of signage in accordance with BS 5499 and BS EN ISO 7010. fitting safety signage to service cupboard door in the kitchens.	Safety signage is provided in your building, to provide people with instruction, direction or warning as necessary. There’s some inconsistency and some signs were missing. Although overall signage provision was considered good. A wider programme of works to review or replace safety signage across the campuses is currently under way.
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.  <b>Fire action for student residents is to raise alarm, evacuate the premises and call 999 if they discover a fire.</b>
29.2.R1	General light outside Flat 2 Room F was faulty at the time of the visit, making a clicking sound and not giving any illumination. Investigate the function of the lighting unit and remediate where required.	It’s to ensure appropriate levels of lighting are provided in your escape routes as well as ensuring there’s no electric faults that could pose a fire hazard.

30.1.R1	Ensure recommended (C2) EICR remedial works (DJSG027151 – 06/07/2022) are addressed by a competent person	This action comes from an electric inspection report, and it highlights any works are required remedial action once the report is produced
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**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 05/02/2024 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.