

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: CREED COURT

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
18.1/3	<p>Breaches in the wall above the two locations should be repaired to reinstate the fire-resisting separation.</p> <ul style="list-style-type: none"> - Flat 13, Room E - Flat 21, Room E <p>Breaches in the wall of the Flat 14-19 floor lobby (by the missing phone) should be filled by a competent person to reinstate the fire resistance of the separating wall.</p>	<p>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.</p>
18.4/ 29.9	<p>Remedial works to adjust smoke seals and reduce gaps measuring over 4mm above and around riser cupboard doors (in Flats 12-19) should be completed. The threshold gap should not exceed 3 mm at any point. The integrity of Flat 22-Room E Fire door frame should be investigated and replaced to ensure a minimum of 30 minutes fire resistance is offered by the door set.</p>	<p>This is to make sure fire doors put in place to protect escape routes from effects of smoke and fire are in good condition and will provide designed resistance (typically 30min).</p>
18.6	<p>Green manual release controls should be adjusted and fixed at a height of 1.2 m above finished floor level, at easily accessible, well-illuminated and conspicuous positions free from potential obstruction.</p>	<p>Recommendation is in place to ensure the green emergency door release break glass is easily accessible to all who may need to use it.</p>
21.1	<p>A fire safety signage assessment should be carried throughout the premises to ensure that there is an adequate and accurate provision of signage in accordance BS 5499-4 Safety signs and conform to the standards of BS EN ISO 7010.</p>	<p>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.</p>

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 particular Fire Risk Assessment: The most recent fire risk assessment was carried out on your building on 13/09/2022 and was carried out by QMUL Senior Fire Safety Advisor- 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.