

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: DAWSON HALL

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	Wireless refuge communication system should be clearly signed to indicate that the system is no longer in use, alternatively, the system could be removed.	This action is to prevent any confusion. You cannot use this system in emergency. If you require assistance with self-evacuating the premises, contact us via Personal Emergency Evacuation Plan Questionnaire (office.com)
18.2	Walls and glazing within 1.8 meters of external escape stairs should be reviewed to ensure that they provide 30 minutes fire resistance.	External metal stairs are positioned close to the windows, which means if there was a fire in one of the adjacent rooms, there could be a possibility of it affecting your escape in this direction. In such situation you should use alternative escape. Ensure you're familiar with all available exits.
19.1	A compartmentation survey should be carried out, and where necessary, remedial works carried out	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.	Fire safety signage is provided in your building, to provide you with instruction and direction. A wider programme of works to review or replace safety signage across the campuses is currently under way.
22.1	The fire detection and warning system should be upgraded to ensure that it is consistent with a category L1/M system in accordance with BS 5839-1.	Your bedrooms, kitchens, escape routes and rooms opening to escape routes are provided with fire detection to provide you with early warning. Few other locations couldn't be accessed as the time of the assessment, and this improvement is to ensure the best level of fire detection is in place for you. It's important that you follow the procedures and leave the building on sound of fire alarm without undue delay.
8.1.R1	PAT testing for non-residential areas should be confirmed, including the ground floor Security and basement contractors' offices.	Preventative measure. This is to ensure electrical equipment is maintained and does not pose a risk of fire.
18.1.R1	Ensure all escape routes are always kept clear, including alternative routes from unoccupied areas (gym).	Some escape routes were partially blocked which could impact an evacuation. If you see any items obstructing your escape/ corridors- please report to residentialfeedback@qmul.ac.uk

21.1.R1	Ensure fire action notices throughout the building are displayed adjacent to red manual call points and have been updated to display the correct information.	This is to inform and remind you and others of action to take in event of fire alarm sounding or discovering fire and where the assembly point is. Dawson Hall - The Green QMFireSafetyGuidance.pdf (qmul.ac.uk)
28.1.R1	Ensure to provide fire extinguisher training to relevant staff.	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.
29.1.R1	Confirm arrangements to ensure annual fire door checks of all flat entrance doors that lead onto the building's common parts are carried out in accordance with Fire Safety England Regulations 2022.	Action currently in progress. This is to provide assurance that fire doors fitted in your accommodation are in good condition and working order. If you notice any damage to your door or it's not self-closing, you should report to: residentialfeedback@qmul.ac.uk
29.3.R1	Investigate and ensure access control doors in the IT / WHRI area (1st floor) are fitted with green overrides or replacement lock cases to ensure occupants can escape quickly in an emergency.	Access controlled doors in your building automatically release on fire alarm activation in direction of escape. Green emergency "break glass" override is an additional safety measure, should release mechanism does not function as intended.
29.4.R1	Fire door remedial works should be carried out by a competent person: Level 7 lift motor room - breach in fire door compromising the escape route; Level 5 Kitchen 02 has missing smoke strips and seals, Kitchen 03 is breached. Level 4 Kitchen 03 has a missing lock; Level 2 door opposite 201 is damaged and should be repaired, Kitchen 02 and 03 also have missing locks that should be replaced.	Action currently in progress to make sure all fire doors are in good working condition. If we observe fire doors that require remedial works, we note this in the fire risk assessment to ensure they are addressed. Fire doors are in place to protect you and your means of escape from effect of smoke and fire.
30.1.R1	Ensure EICR 'C2' remedial works are completed by a competent person in accordance with BS 7671.	This action comes from an electric inspection report, and it highlights any works are required remedial action once the report is produced.
30.6.R1	Ensure the fire detection and alarm zone maps are up to date with the correct location address.	This is to assist Security and Fire Service in fire alarm activation investigations.

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.