

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: FEILDEN 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
17.2	Confirm that the server room (unmarked doors located in the mezzanine level of Flat 1-10 protected stair) has sufficient air handling processes to prevent equipment from overheating or confirm remedial works are carried out by a competent person to provide room with suitable air handling.	Fire Risk Assessor requested a professional review of the space, to confirm it does not pose increased risk becoming too hot.
19.1	Arrange for an invasive survey to be carried out by a competent person to identify and remediate fire stopping issues to reinstate the integrity of the compartment.	Buildings are designed with special barriers, like walls, floors, and ceilings, called "fire compartments." They help stop smoke and fire from spreading. Some unsealed penetrations within some of these barriers have been found. Recommendation is to check if there are more issues and fixing them. 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	Confirm that there is reasonable fire separation within roof space and ceiling panels in communal areas, provide a minimum of 30 minutes fire resistance.	Fire Risk Assessor didn't have the necessary information or access at the time of visit, so is asking for assurance. This is to ensure fire cannot spread through these spaces.
21.1	A fire safety signage assessment should be carried out to ensure that there is an adequate and accurate provision of signage in line with BS 5499 Part 1 Safety Signs and conform to EN ISO 7010.	Fire safety signage is provided in your building, to provide you with instruction, direction or warning where necessary. However, some signs were missing or faded. A wider programme of works to review or replace safety signage across the campuses is currently under way.
26.1	Ensure nominated staff receive suitable Fire Extinguisher 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.
29.10	Curve- Investigate and carry out remedial works to replace the damaged kitchen door frame, leading out towards the catering office.	Kitchen area is divided by several fire barriers like fire doors to prevent or delay smoke and/or fire spread within, to ensure this barrier works fire doors need repair. This area is not directly connected to escape routes from accommodation.

29.11	Investigate and carry out remedial works to replace the damaged smoke seal on the kitchen door, leading out towards the catering offices.	As per above.
21.1.R1	Motor vehicles were observed parked and unattended near the perimeter of the building. No parking arrangements should be implemented and managed, considering the external wall system structure containing (timber cladding) materials not of limited combustibility. Arrangements should include clear 'No Parking' signage.	This is to prevent a fire from starting below your accommodation block and spreading through the external walls, which could then affect the residential area. Your building is continuously monitored by CCTV and fire alarm system connected to 24/7 Security. It's important that you follow the procedures and leave the building on sound of fire alarm without undue delay
22.1.R1	Consult with a competent Fire Alarm Engineer to review the alarm category and confirm the standard of coverage in accordance with BS 5839-1.	This is to provide assurance of correct fire detection coverage in your building to current standards, so that if fire was to start in any space, it will be immediately detected, and warning issued. Your bedrooms, kitchens, escape routes are provided with fire detection to provide you with early warning, few smaller areas such as cupboards need to be reviewed to check if additional detectors are needed.
26.1.R1	Ensure Security Managers and relevant First Responders are fully informed on the proposed managed fire evacuation of Feilden House and the adjacent buildings, as described in the CONSULTANTS ADVICE NOTE by Affinity Fire Engineering Ltd - Final Issue, 20190_CAN_A_02, dated 03/05/2018. Any updates following further consultations should be communicated accordingly.	This recommendation is about how QM Security, the emergency first response team, will handle situations where your building or nearby buildings are affected by fire. If there's a risk of fire spreading through external walls from one building to another, both buildings may be evacuated if needed. Security monitors all buildings 24/7 using CCTV and the fire detection system, and they respond to all alarms. If a fire risk is identified in your sleeping area, Security or the Fire and Rescue Service might decide to activate the alarm in your building and order an evacuation, even if the fire started in a neighbouring building like Bancroft or Beaumont.
29.1.R1	Confirm arrangements to ensure annual fire door checks to 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
30.1.R1	EICR - Dennis Johns Ltd service document (DJSJG027154 - 08/09/2022) notes UNSATISFACTORY condition of installation. Actions to complete recommended remedial works should be confirmed.	This action comes from an electric inspection report, and it highlights any works that require remedial action once the report is produced.
30.2.R1	Both lifts - Upgrade remedial works have been recommended by the current lift maintenance contractors (noted 25/09/2023 - 1232208). Confirmation of the completed works required.	Recommendations identified by engineer being addressed and risk assessor requires formal confirmation.

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 16/01/2024 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.