

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: LYNDEN 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.R1	During the inspection there were a number of fire stopping defects in various parts of the electrical riser cupboards. Appoint a competent fire-stopping contractor and appropriately address the breaches to achieve 30 minutes fire resistance.	Buildings are divided by "compartment" lines (walls/ floors/ ceilings) which stop the smoke and fire from spreading. Where this line is breached, it needs to be appropriately fire stopped. Full survey has been completed and remedial actions are 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.
26.1.R1	The fire door on 2nd floor bedroom cluster 2C was being obstructed by a coat hanging, preventing the fire door from fully closing into the frame. This should be removed. (Discussion held with Res Op's Team on the day).	Fire doors must not be prevented from fully closing, as this prevents them from serving the design function of stopping smoke and fire spread into your means of escape.
28.1.R1	Fire extinguisher training should be made available to Security who are expected to use this 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.

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 was carried out on your building on 25/03/2024 and was carried out by QMUL Fire Safety Compliance Manager – William Knatchbull.

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.