

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: MAURICE 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
18.1/2 29.8/9	<p>A fire door survey should be carried out to confirm the fire doors provide a minimum of 30 minutes fire resistance (FD30). Remedial works should be carried out where necessary.</p> <p>The glazing in the Flat 2-7 lobby door (MC.2F.32) should be investigated (and remediated where necessary) to provide a minimum of 30 minutes fire resistance.</p> <p>Inadequate combined intumescent strips and cold smoke seals presenting a gap at the top of Flat 14 and Flat 22 riser cupboards, should be remediated to reduce the gap to less than 4mm.</p>	<p>Overall fire door installations were considered appropriate, however some non-compliances identified by the fire risk assessor.</p> <p>Fire doors are in place to protect escape routes from effects of smoke and fire for specified period (e.g. 30min). Actions following the inspections are to ensure all are fully compliant.</p>
19.1	<p>Arrange for an invasive survey to be carried out by a competent person to identify and remediate fire stopping issues throughout riser cupboards.</p>	<p>Buildings are divided by “compartment” lines (walls/ floors/ ceilings) which stop the smoke and fire from spreading. Fire risk assessor has identified some issues and recommends survey to identify all potential problems and advise appropriate action to fix them.</p> <p>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>
21.4	<p>A fire safety and hazard signage assessment should be carried out to ensure that there is an adequate and accurate provision of safety and warning for all relevant persons. B</p>	<p>Fire safety signage is installed in your building, to provide you with instruction, direction or warning where necessary. There are some inconsistencies in emergency signage provisions and a wider programme of works to review or replace safety signage across the campuses is currently under way.</p>
22.1	<p>Consult with a competent Fire Alarm Engineer to review and extend the fire detection warning system to achieve coverage consistent with BS 5839-1, L1 category. Remedial works should be carried out where necessary.</p>	<p>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. Fire risk assessor identify an area requiring additional coverage.</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 Fire Risk Assessment:

The most recent fire risk assessment was carried out on your building on 23/08/2023 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.