

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: STOCKS COURT WEST (& Smokers Clinic)

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 |
|-------------|--|---|
| 1-4. R1 | <p>The following defects were noted in the common area fixed electrical installation (from cursory visual inspection only). Loose/exposed wires were noted within the residence upstairs electrical intake cupboard. The defects as noted in the common area electrical installation should be repaired.</p> <p>The rise cupboard adjacent to flat 4 fixed electrical installation appears not to have been inspected and tested in the last five years as test stickers show last inspection date being 04/09/18 - next inspection 04/09/23 for one, whilst the other installation last inspection was Oct 2019 and due Oct 2022 as per test engineers' recommendation.</p> <p>The electrical cupboard located in room G.09 Smokers' Clinic must be accessed to ensure that the fixed electrical installation has been tested in the last five years.</p> <p>Wall mounted electrical heaters were noted throughout the premises with last inspection date showing April 2017 and due April 2018 or last serviced June 2019 should be investigated, and necessary maintenance carried out where required.</p> <p>Ensure that all portable electrical appliances in the premises that require inspection and testing are done so (IET regulations BS7671, Electrical Appliance Testing). These include:</p> <ul style="list-style-type: none"> - Flat 4 kitchen - toaster with no PAT sticker, microwave with last inspection date not indicated on sticker. | Action relates to planned preventative maintenance of the electrical systems in the building to ensure they are in a good and safe condition. |
| 8.R1 | Remove a chair at the bottom of the stairs - ground floor Smokers' Clinic. | Trip hazard in means of escape. |
| 9.R1 | All mails/ combustibles should be removed from escape routes while arrangements should be made with the cleaning team to dispose of junk mail before they build up. | Fire prevention- in case of incident there shouldn't be any materials in your means of escape that could serve as a fuel source. |
| 11.R1 | Excessive threshold gaps noted under some fire doors should be repaired to reduce the threshold gaps to a | It is to make sure all fire doors are in good and compliant condition and can sufficiently support |

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| | <p>maximum of 3mm in accordance with BS8214. The fire doors include: electrical intake cupboard (Residency); Room G.11 (Smokers' Clinic), Room G.17 (Smokers' Clinic) also requires door to be eased and adjusted to ensure it closes fully into its frame as it appears a defective lock; Understairs electrical intake cupboard; Flat 4 entrance door and kitchen door; 2nd floor, flat 8 kitchen.</p> | <p>protection of escape routes from smoke and fire spread for designed period (typically 30min).</p> |
| 12.R1 | <p>The following areas require remediation:</p> <ul style="list-style-type: none"> - Repair the damage noted to the fire barrier within the understairs electrical intake room using adequate firestopping material. - Repair the breach noted to the fire barrier within the electrical riser cupboard 1st floor of the residency. | <p>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.</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> |
| 14.R1 | <p>The following areas require signage:</p> <ul style="list-style-type: none"> - Provide "Fire Door Keep Shut" signage to the Smokers' Clinic seminar room G.03. - Remove "Fire Door Keep Shut" signage from both sides of the residence understairs electrical intake cupboard doors (both inner and outer doors) and replace with "Fire Door Keep Locked" where missing. - Similarly, electrical riser cupboard adjacent flat 4. | <p>Fire doors must stay closed to provide you with required protection, these signs act as a reminder to building users.</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 29/11/2023 and was carried out by QMUL Fire Safety Adviser- Taye Emmanuel.

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.