

**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](mailto:residentialfeedback@qmul.ac.uk)

QMUL Fire Safety Team

**Required information to Residents**

**Building Name: BEAUMONT COURT**

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 23/09/2024):

*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
8.1.R1	Following the EICR report dated 13/02/2024 instruct NEIC competent contractor to carry out remediation of the fixed electrical installation system to achieve satisfactory report.	This action comes from an electric inspection report, and it highlights any works are required remedial action once the report is produced.
18.1/ 29.1	Flat 22 cluster entrance door was breached by holes next to the handle. 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. Ensure recommended remedial actions made by Sykes & Son Ltd, to address issues with fire doors and door frames are implemented.	It is to make sure all fire doors are in good and compliant condition and can sufficiently support protection of escape routes from smoke and fire spread for designed period (typically 30min).
18.4	Green emergency override controls were fitted at 1.7m above floor level. Relocate emergency override controls to a height of 1.2m above finished floor level.	Recommendation is in place to ensure the green emergency door release break glass is easily accessible to all who may need to use it.
18.5	The wiring systems are not supported by metal clips and metallic fixing. Implement additional support of wiring systems in all access and egress routes, in accordance with IET Wiring Regulations BS7671:2019. Cabling in means of escape fitted with plastic clips/ cable ties should be replaced with fire rated clips.	Under high temperatures, plastic overhead cabling support could melt. This can pose a risk of entanglement for firefighters and those than may require rescue under fire conditions from cabling hanging off the ceiling. Metal support is to prevent this risk.
19.1	Ensure recommended remedial actions made by Sykes & Sons Ltd, to address firestopping and compartmentation issues are implemented.	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 <b>follow the procedures and leave the building on sound of fire alarm without undue delay.</b>
22.1	Consult with a competent Fire Alarm Engineer to review and extend the fire detection and warning system to achieve coverage consistent with BS 5839-1, L1 category. Remedial works should be carried out where necessary.	This recommendation is to upgrade existing fire detection coverage for provision of highest level of life protection- fire risk assessor determined additional devices are required within some distribution and store cupboards.  Your corridors, kitchens and bedrooms are provided with fire detection coverage.

18.2	A number of riser and cupboard doors in staircases and corridors were found unlocked- ensure staff are reminded that where instruction sign "Fire door. Keep locked" is installed- these doors must remain locked when not actively in use.	It is to ensure that fire doors can suitably protect the escape routes and/ or contain fire as well as prevent access to contents by unauthorised persons.
29.8.R1	Ensure outstanding remedial actions resulting from emergency escape lighting annual duration test dated 08/2023 and monthly functional test dated 07/2024, are completed.	Emergency lights are installed to give you enough light to reach a safe place if the main power goes out and are tested monthly. A request has been made for formal confirmation of the repairs required by the test results.
29.9.R1	Ensure lightning protection system is subject to 11 monthly inspections, in accordance with BS 6651:1999- latest certificate dated 28th April 2023 and appears overdue.	This protection system is to protect building from effect of lightning strike. Recommendation is in place to keep maintenance regime in line with current standards.

**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 20/08/2024 and was carried out by QMUL Senior Fire Safety Adviser- Aleksandra Walczak.

**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.