

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: CHAPMAN HOUSE****1. Fire Risk Assessment Findings:**

Outstanding Actions (as of 15/08/2025):

Please note that by the time the document is issued, some of the recommended actions may have been completed.

Action Ref.	Recommended improvement
19.1	Ensure breaches to fire separation are investigated and remediated by a competent person, where required. Fire separation was breached in the following areas: •inside the ground floor, under-stairs IT comms cupboard, marked D12, was breached by cables. •inside and above the electrical distribution cupboard door in the ground floor main entrance, marked CHGF009/D6, was breached by cables. •the breach in the fire separation wall located in the top corner of the ground floor entrance (right of the 'Chapman kitchen' Residential office marked CHGF008) should be reinstated.
22.1	The small under-stair cupboard marked D12 containing Comms IT equipment was not fitted with any automatic smoke detection. It was not possible to access the locked cupboard marked CHGF010 inside the 'Chapman Kitchen' Residential Office (CHGF009) to confirm if detection was required. Ensure all rooms and cupboards over 1m2 are protected with suitable fire alarm detection to provide category L1 in accordance with BS 5939-1.
28.1	Ensure nominated staff (including Security) have access to suitable fire extinguisher training and adequate refresher training.

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 Operations 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 19/06/2024 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.