

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
residentialfeedback@qmul.ac.uk.

QMUL Fire Safety Team

Required information to Residents

Building Name: FEILDEN HOUSE

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 20/01/2025):

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

Action Ref.	Recommended improvement
12.1.R2	Instruct competent technician to carry out PAT testing on all portable electrical appliances in use in all Housing Hub managed areas.
12.1.R2	Reinstate the grease extract ducting shaft access hatch panel, which has been removed at Level 5.
12.2.R2	Ensure clear visibility and unobstructed access to emergency gas shut off switch at kitchen escape route towards exit nearest Joseph Priestley building. This may be through re-arranging equipment or re-positioning of the switch.
12.3.R2	Items, such as microwave, kettle and air fryers observed in residents' bedrooms. Cooking equipment should not be permitted in bedrooms and removed. Suitable space should be provided within kitchens, to reduce fire or false alarm activation risks.
18.1.R2	Confirm automatic release of interconnecting doors between flats is subject to regular checks as part of fire alarm testing. Recommended- weekly.
18.2.R2	Confirm and evidence both lifts meet evacuation lift requirements, have secondary power supply and are subject to testing and maintenance regime to BS9991:2024.
18.3.R2	Until evidence of suitable design, testing and maintenance of evacuation lifts is provided, lifts should not be considered for the purposes of evacuation and Security procedures appropriately amended.
18.4.R2	Ensure that suitable system is in place for ongoing testing and maintenance of evacuation intercoms, to ensure they're always available in event of emergency. Each should be provided with back-up power supply.
18.5a.R2	Arrange for a competent fire door surveyor to inspect all fire doors within the premises.
21.1.R2	Some fire action notices in non-residential were found to be incomplete and missing instructions. Review and update in line with University Fire Action Plan. Old fire action notices should be removed and replaced.

21.2.R2	<p>Inconsistent, excessive or missing signage within emergency refuge points/ lift lobbies was observed.</p> <p>Signage within each stair/lift landing should be reviewed to ensure required information is provided, whilst maintaining it consistent and concise. There should be no more than one sign per instruction/ notice to prevent confusion:</p> <p>Refuge point signage: 1 x “Refuge Point Keep Clear”.</p> <p>1 x Refuge point operating instructions, if not already displayed on equipment.</p> <p>Lift signage: 1 x “In Event of Fire Do Not Use The Lift”</p> <p>Firefighting equipment signage: 1 x sign matching the type of extinguishing media: 1 x water, 1 x Co2</p> <p>Where new signage is installed, old should be removed. Installed signs should conform to BS 5499 Fire safety signs, notices and graphic symbols and EN ISO 7010. Displaying fire action notice at lift landings is not required, as each flat and final exit is provided with notices, in addition these are displayed in each bedroom and kitchen.</p>
21.3.R2	<p>Replace signage “progress down” with “progress left” next to Curve kitchen first aid station.</p>
22.1.R2	<p>Repair and re-instate thermal camera monitoring of external wall system.</p>
23.1.R2	<p>CO2 extinguisher missing tamper tag in catering store- former laundrette- arrange for competent portable fire extinguisher technician to inspect the appliance and re-tag if in good working condition or recharge/ replace, as necessary.</p>
23.2.R2	<p>Provide Keep Clear signage next to Ansul pull handle to ensure unobstructed access is maintained at all times.</p>
27.1.R2	<p>At the time of inspection, recorded evidence of suitable training specific to risks (safe cooking practices) could not be confirmed within commercial kitchen. Management should ensure that all kitchen equipment operators undertaking cooking activities are thoroughly instructed about hazards associated with the correct use of deep fat fryers, grilles, hobs, ovens, bratt pans and similar equipment, and any related standard and emergency procedures produced and shared with staff. Records of such training should be available for inspection.</p>
27.2.R1	<p>Ensure there is up to date recorded evidence of evacuation chair training received by security officers, expected to assist with evacuation of disabled occupants.</p>
29.1.R2	<p>Complete fire damper remedial actions, ref. PM0005558/012.</p>
29.2.R2	<p>Complete AOV remedial actions, ref. PM0005558/006, PM0005559/006</p>

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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 carried out on your building on 10/01/2025 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.