

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: LINDOP HOUSE

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 21/02/2025):

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 FRA	OMNI records show that the last kitchen extraction clean was carried out on 21/10/2023 by Overclean Ltd (#34608). Ensure that a competent person carries out the recommendations to clean the kitchen extract system every 12 months.
19.1 FRA	It is noted that Firestopping works have been carried out by mid Summer Fire Protection Ltd (Beardwell JN2630_621; Lindop House Fire Stopping) as late as September 2024. However, Fire-resisting construction between floors in lobby riser cupboards was observed breached by cabling outside Flat 3, Flat 7, Flat 9 and Flat 11 and outside the ground floor cupboard signed D14 in the entrance lobby. Breaches were also observed above ceiling tiles in Flat 13 leading to the lift /IT Comms cupboard on the 6th Floor. Ensure that work to survey compartmentation breaches and reinstate fire separation is carried out by a competent person to protect the escape routes. EAF-242574. SUSPENDED
21.1 FRA	<p>A key element of effective evacuation is detecting fire and manually activating alarm call points. Legislation requires the duty holder to ensure that building occupants can identify and locate this equipment.</p> <p>In accordance with BS 5499-10:2014+A1:2023 the following areas should be fitted with red manual call point signage:</p> <ul style="list-style-type: none"> -ground floor entrance lobby adjacent to IT Network cupboards marked D14. -4th floor flat lobby adjacent to Flat 9. -5th floor flat lobby adjacent to Flat 11. -6th floor flat lobby adjacent to Flat 13.
21.4 FRA	The Lift machinery room accessed via the 6th-floor stair landing is not easily identifiable and should be fitted with suitable hazard signage to inform competent persons of the hazard area. EAF-241919. Example: Danger Lift Machinery Access Prohibited Keep Door Locked Safety Signs 4 Less

21.5 FRA	<p>Legislation requires the duty holder to ensure that building occupants can identify and locate this equipment. Safety signage is required adjacent to the green emergency release controls for the building and the 'Push to exit' signage for the rear exit gate. Examples: V Safety Glow In The Dark Emergency Door Release Door Sign - 100mm x 100mm - Self Adhesive Vinyl : Amazon.co.uk: DIY & Tools;</p> <p>Push button to exit Safety sign - 1mm Plastic sign (150mm x 100mm) : Amazon.co.uk: DIY & Tools</p> <p>EAF-242664</p>
29.1 FRA	<p>The following appliances displayed out-of-date service details:</p> <ul style="list-style-type: none"> - CO2 extinguisher (SN 67307) in the 6th-floor lift motor room was due 03/2024. - Flat 10 CO2 extinguisher (SN 54668) in the kitchen was due 05/2024. - Flat 10 Water extinguisher (SN 106693) in the corridor was due 05/2024. - Flat 9 CO2 extinguisher (SN 100195) safety tag was broken and should be replaced. - Flat 2 corridor water extinguisher was due 05/2024. <p>Remedial work should be carried out by a competent person to service the portable devices and ensure they are ready for use if required in accordance with BS 5306-3:2017. EAF-242584</p>
30.1 FRA	<p>Ensure recommendations following the DeafWatch system serviced (BS 5839-1:2017) are reviewed and addressed to provide a fully functioning system. 'Battery modulator upgrade is required' – 07/02/2024 by WIRELESS ALERT SOLUTIONS LIMITED.</p>
31.1 FRA	<p>Review and update the fire document box. The previous Fire Safety Information folder was missing at the time of the visit. This should be replaced or recreated and include the cause & effect data following upgrades to the AOV system. See the guidance below. Fact sheet: Secure information box (regulation 4) - GOV.UK; PIBS_Guide_06-21_V2.pdf</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 carried out on your building on 22/10/2024 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.