

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 EAST

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
6.R1/ 7.R1	<p>FIRE DOORS</p> <p>Excessive threshold gaps noted under some fire doors should be repaired to reduce the threshold gap to a maximum of 3mm in accordance with BS8214:</p> <ul style="list-style-type: none"> - Electrical intake cupboard SCEGF022 located on the ground floor; Common room door and store cupboard both located on the ground floor; Flat 12 entrance door - SCEGF030; Flat 14 entrance door; Flat 16 (1st floor) entrance door and the kitchen door; 2nd floor, flat 20 entrance door; 3rd floor, flat 24 kitchen door. In block 28-38, 1st floor and 3rd floor lobby doors. <p>The following need to be remediated:</p> <ul style="list-style-type: none"> - A common area fire door located on the ground floor not closing fully, ground floor riser cupboard - smoke seal and intumescent strips missing to leading edge; Flat 12 entrance door stiff locking mechanism; 3rd floor, flat 24 kitchen door is not closing fully. 	<p>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).</p>
8.R1	<p>Provide adequate firestopping to service breaches noted within the below areas:</p> <ul style="list-style-type: none"> - the electrical intake cupboard located on the ground floor and 2x service breaches within the ground floor common room. - Block 12-26, ground floor flats 12 and 14 kitchens noted with firestopping issues around pipes. 1st floor flat 16 kitchen noted with service breach. 	<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>
9.R1	<p>The following areas require signage:</p> <ul style="list-style-type: none"> - Provide 'Fire door keep locked' signage to the electrical intake cupboard located on the ground floor. - Block 40-50: Replace 'Fire Door Keep Shut' signage provided to the riser cupboard SCEGF009 with "Fire Door Keep Locked" signage. - Block 40-54: 3rd floor 2x riser cupboards, replace "Fire Door Keep Shut" signage to "Fire Door Keep Locked" signage. 	<p>This signage serves as a reminder to staff to remember they must lock these doors. Fire doors must be closed to fulfil their intended function.</p>
12.R1	<p>Ensure a fire drill is completed for the building as soon as possible.</p>	<p>Fire drills serve as a test of occupants' response to the fire alarm activation and their understanding of</p>

		the correct protocols, as well as test of QM Security emergency response arrangements.
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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 was carried out on your building on 27/11/2023 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.