

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: 7-16 VARDEN STREET

1. Fire Risk Assessment Findings:

Outstanding Actions (as of 20/12/2022):

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

Action Ref.	Recommended improvement
18.1.R1 FRA	Ensure recommended remedial works to address issues raised in the fire door surveys (carried out by Sykes & Son Ltd) are completed by a competent person.
19.1.R1 FRA	Ensure recommended remedial actions made by Sykes & Son Ltd to address firestopping and compartmentation issues are implemented.

Outstanding Actions (as of 19/08/2025):

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

Action Ref.	Recommended improvement
8.1.R1 FRA	Appoint competent NICEIC electrician to undertake C2 remedial actions, achieving satisfactory EICR certification.
14.1.R1 FRA	The cupboard in common area and means of escape- under stairs, containing combustibles should be removed or replaced with min. 30min fire rated unit and suitable mailbox provided for undelivered mail. Any unwanted mail should be regularly disposed of. Stair and entrance should be always kept free of combustibles.
22.1.R1 FRA	Due to lack of available space next to the panel, mount fire alarm zone chart on the wall opposite panel. Ensure this zone chart accurately corresponds with existing fire detection system.
23.1.R1 FRA	Ensure competent portable fire extinguisher technician inspects the following appliances to confirm in good working condition and re-tag: - ground floor lobby water extinguisher- tag missing (gauge in correct position) - first floor water extinguisher- tag missing, gauge in green but low

31.1.R1 FRA	Remove any maintenance supplies from Secure Information Box which are not for use by emergency services, ensuring box is secured with FB lock and not utilised as storage.
-------------	--

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 review was carried out on your building on 13/11/2024 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:

Whilst Responsible Person duties are shared between QMUL and the Landlord, fire risk assessment has been undertaken in full by QMUL Senior Fire Safety Advisor, with any outstanding action findings included above.