

Fire Safety Management – Downing Students.

Following the terrible recent events at Grenfell Tower, West London, we wish to reassure all existing and potential student residents, their parents, universities and other similarly interested parties, over any concerns they may have regarding fire safety at Downing Student sites.

The health, safety and wellbeing of our residents and staff is a fundamental priority to Downing.

Fire safety is a lynch pin of this key priority.

Design.

All our sites are recently built and are designed to modern standards. Each site's design follows a bespoke 'Detailed Fire Strategy' prepared by accredited fire consultants. This is approved at design stage by a Building Control Inspector, who also inspects for compliance during construction and before final building control certification is issued.

Our sites therefore comply with all relevant legislation from the outset.

They have detection and alarm systems throughout, supported by control systems depending on the individual site's Detailed Fire Strategy. These may include, for example, dry/ wet risers, sprinklers, automatic smoke ventilation, emergency lighting, fire extinguishers, fire blankets and enhanced fire engineered design solutions.

Operational Management and Review.

Following construction, our operational sites are managed to ensure, as a minimum, that we comply with statutory regulations.

They are inspected annually by an accredited, independent third party, who undertakes a robust Health and Safety Audit. Every two years an accredited independent third party undertakes a separate, detailed, Fire Risk Assessment.

Our sites are each the subject of a web based, health and safety compliancy system, supported by an independent third party. Actions are undertaken in accordance with a task delegation scheme and overall compliance is monitored by Downing Head Office.

We plan and undertake statutory periodic inspections of all equipment and systems and follow a strict planned preventative maintenance regime.

Downing's Head Office Facilities Management team completes detailed quarterly audits at each site, with daily and weekly recorded inspections undertaken by site staff.

All our staff are properly trained, appropriate to their responsibilities, with refresher training programmed as standard.

Resident Communications.

All of our tenants follow our mandatory on-line induction process, before keys are released to them. This is in the form of a questionnaire. The induction process is supported by a fire safety video.

Each site has appropriate fire route signage, fire action notices and no smoking signage.

Hopefully, this note provides peace of mind to all concerned that each Downing site has been well designed and is managed and audited to high standards to ensure the safety of students and staff alike.

Thank you

The Downing Students Team