



East Sussex
Fire & Rescue Service

EAST SUSSEX FIRE & RESCUE SERVICE

ENFORCEMENT NOTICE

Notice No: ESFRS/LE/RB/0321/E1/23

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005

Name of Premises: School Hill Medical Practice
Address of Premises: School House Hill, 33 High Street Lewes BN7 2LU
Responsible Person: Foundry HealthCare Lewes

I, Rebecca Bartlett, on behalf of East Sussex Fire Authority, hereby give you notice that the Fire Authority are of the opinion that, as a person being under an obligation to do so, you have failed to comply with the requirements placed upon you by the Regulatory Reform (Fire Safety) Order 2005 in respect of the above named premises and the persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Fire Authority, constitute the failures to comply with the Regulatory Reform (Fire Safety) Order 2005 are specified in the Schedule to this Notice.

The Fire Authority is further of the opinion that the steps identified in the Schedule to this Notice must be taken to remedy the specified failures to comply with the Regulatory Reform (Fire Safety) Order 2005.

The steps identified in the Schedule are to be completed by the dates indicated.

Unless the steps identified in the Schedule to this Notice have been completed within the given time limit, you will be deemed not to have complied with this Notice and the Fire Authority may consider a prosecution against you. You may however apply for an extension to this time limit (see notes).

You have the right to appeal against the Notice (see notes), by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this Notice is served on you. The Magistrates' Courts Act 1980 will apply to the proceedings. The bringing of an appeal shall have the effect of suspending the operation of this Enforcement Notice until the appeal is finally disposed of or, if the appeal is withdrawn, until the withdrawal of the appeal.

Signature

A handwritten signature in red ink, appearing to read 'R Bartlett'.

Date: 21 March 2023

(on behalf of, and duly authorised by, East Sussex Fire Authority)

**SCHEDULE REFERRED TO IN ENFORCEMENT NOTICE NO ESFRS/LE/RB/0321/E1/23
REQUIRING STEPS TO BE TAKEN UNDER ARTICLE 30 OF THE REGULATORY REFORM
(FIRE SAFETY) ORDER 2005 ISSUED BY EAST SUSSEX FIRE AUTHORITY ON THE 21
MARCH 2023**

Name of Premises: School Hill Medical Practice

Address of Premises: School Hill House,33 High Street Lewes, BN7 2LU

Where appropriate, a plan may form part of this Schedule to illustrate the steps which, in the opinion of the Fire Authority, need to be taken in order to comply with the Regulatory Reform (Fire Safety) Order 2005.

Note: Notwithstanding any consultation undertaken by the Fire Authority, **before** you make any alterations to the premises, **you** may need to apply for approval from either the Local Authority Building Control or an Approved Inspector and/or the approval of any other local bodies having a statutory interest in the premises.

SCHEDULE

The location and details of matters which are considered to be failures to comply with the Regulatory Reform (Fire Safety) Order 2005 are detailed, along with the steps considered necessary to remedy the failures.

1 Failure under Article 8(1)(a) & 8(1)(b) of the Regulatory Reform (Fire Safety) Order 2005.

(The responsible person must take such general fire precautions as will ensure the safety of all persons present).

1.1 Failure

The responsible person has failed to take measures to reduce the risk of the spread of fire and smoke throughout the premises.

Remedy

Implement the findings of your Fire Risk Assessment to provide suitable fire resisting separation within the building.

DATE REQUIRED - 26 June 2023

Supporting Information

Your completed external fire risk assessment completed by RB Health & Safety Solutions dated 22 July 2022 specifically identifies there is: -

- Damaged fire separation between the basement and upper floors.
- Stipulates, Upgrading or replacing the following doors following guidance from a competent person
 - i. Door to the boiler room
 - ii. All doors to main stairways
 - iii. Door from boiler room to filing room
 - iv. 2nd floor kitchen
 - v. 2nd floor administration lobby
 - vi. 2nd floor door to comms/IT admin office
 - vii. 2nd floor management office
 - viii. 2nd floor disused office
 - ix. 2nd floor maintenance office

However, you should complete a full door survey to ensure all fire doors are inspected.

2 Failure under Article 11(1) of the Regulatory Reform (Fire Safety) Order 2005.
(The responsible person must make and give effect to appropriate arrangements for the effective planning, organisation, control, monitoring and review of the preventative and protective measures).

2.1 Failure

The responsible person has failed to make and give effect to appropriate fire safety arrangements relating to the fire precautions within the premises.

Remedy

The responsible person should make and give effect to appropriate fire safety arrangements relating to the fire precautions within the premises.

DATE REQUIRED – 21 April 2023

Supporting Information

Such arrangements should show what is to be done, who is responsible for ensuring that it is done and when it is scheduled to take place. In making and giving effect to such arrangements, the following matters should be considered:

- Has a senior manager within the organisation been appointed to take responsibility for all matters relating to fire safety?
- Have other managers been delegated fire safety duties relevant to their role?
- Has a fire risk assessment been planned, completed, reviewed, etc.?
- Has staff training (including induction and refresher training) been scheduled?
- Have fire drills been planned and scheduled?
- Has appropriate equipment maintenance been scheduled and booked?
- Are records (of training, maintenance etc.) being maintained and updated?
- Are all of the above matters written-in to a fire safety policy document?

3 Failure under Article 13(1)(a) of the Regulatory Reform (Fire Safety) Order 2005
(The responsible person must ensure that the premises are equipped with fire detectors and alarms)

3.1 Failure

The responsible person has failed to ensure that the existing fire alarm system currently fitted within the premises is adequate in the circumstances and meets current standards.

Remedy

Upgrade the current fire detection and alarm system within the premises so as to comply with the standard detailed in the appropriate HM Government Guide. The fire alarm system should comply with BS 5839: Part 1 or equivalent.

In the Fire Authority's opinion, a BS 5839: Part 1: Category L2 System should be appropriate.

DATE REQUIRED - 26 June 2023

Supporting Information

Your external premises Fire Risk Assessment completed by RB Health & Safety Solutions published 22 July 2022, recommends installing a new fire alarm system conforming to BS5839:part 1: Category L2 standard including:

- The second-floor roof void
- Due to concerns on the second floor, provide a remote fire panel with a current zone plan to enable staff to locate the incident and make an informed decision on the relevant escape route.

4 Failure under Article 14(2)(a), 14(2)(b), 14(2)(c), 14(2)(h) of the Regulatory Reform (Fire Safety) Order 2005.

(The responsible person must ensure that the number, distribution and dimensions of emergency routes and exits is adequate, having regard to the use, equipment and dimensions of the premises and the maximum number of persons who may be present there at any one time).

4.1 Failure

The responsible person has failed to ensure that the number, distribution, and dimensions of emergency routes and exits from the premises is adequate in the circumstances.

Remedy

The number, distribution and dimensions of emergency routes and exits from the premises is to be addressed and improved, as necessary.

DATE REQUIRED - 26 June 2023

Supporting Information

- The first floor is provided with a stairway bypass route to reach the alternative means of escape stairway, using intercommunicating doors between rooms adjacent to the stairway, such doors must be always available when the building is occupied.
- Due regard is to be given to the guidance provided in the HM Government Fire Safety Risk Assessment guide Healthcare for the premises. The guide is available for free download at: [Fire safety risk assessment guides | East Sussex Fire & Rescue Service \(esfrs.org\)](https://www.esfrs.org) or can be purchased at bookshops.
- The legacy second floor escape route involving the internal fixed vertical ladder to the first floor does not meet the guidance standard currently required by the Governments published guidance documents "Fire Risk Assessment-Healthcare premises, guides and must be decommissioned
- If the Responsible Person feels that they do not have the necessary experience or expertise to establish the number, distribution and dimensions of emergency routes and exits required for the premises, they must appoint one or more competent persons to assist them.

4.2 Failure

The responsible person has failed to ensure that adequate emergency lighting is provided within the emergency exit routes of the premises.

Remedy

Provide emergency lighting throughout the common ways and external areas of the premises in accordance with the current BS 5266: Part 1

DATE REQUIRED - 26 June 2023

Supporting Information

Your external premises Fire Risk Assessment completed by RB Health & Safety Solutions published 22 July 2022, recommends installing emergency lighting to all internal floors, staircases, above exit doors and external areas as necessary including the re-instated basement escape route

The Fire Authority considers that the above detailed steps will reduce the excessive risk to an acceptable level in the premises. Alternative ways of achieving an equivalent standard may be available and any request for the Fire Authority to consider alternative proposals should be submitted as a matter of urgency.

**NOTES TO ACCOMPANY ENFORCEMENT NOTICE
SERVED UNDER ARTICLE 30 OF THE
REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

1. Contravention of any requirement imposed by an Enforcement Notice is an offence under Article 32 of the Regulatory Reform (Fire Safety) Order 2005 and renders the offender liable, on summary conviction, to a fine not exceeding the statutory maximum or, on conviction on indictment, to an unlimited fine, or imprisonment for a term not exceeding two years, or both.
2. In any proceedings for an offence referred to in Note 1, where the commission by any person of an offence under the Order is due to the act or default of some other person, that person is guilty of the offence, and a person may be charged with and convicted of the offence whether or not proceedings are taken against the first mentioned person.
3. Nothing in the Order operates so as to afford an employer a defence in any criminal proceedings for a contravention of those provisions by reason of any act or default of an employee or person nominated to implement measures for fire-fighting and procedures for serious and imminent danger and for danger areas, and appointed to assist him/her in undertaking such preventive and protective measures as necessary.
4. Subject to Note 3, in any proceedings for an offence under the Order, except for a failure to comply with articles 8(a) (Duty to take general fire precautions) or 12 (Elimination or reduction of risks from dangerous substances), it is a defence for the person charged to prove that he/she took all reasonable precautions and exercised due diligence to avoid the commission of such an offence.
5. In any proceedings for an offence under the Order consisting of a failure to comply with a duty or requirement so far as is reasonably practicable, it is for the accused to prove that it was not reasonably practicable to do more than was in fact done to satisfy the duty or requirement.
6. A person on whom an Enforcement Notice is served may under Article 35 of the Order appeal to the Magistrates' Court within 21 days from the date on which the Enforcement Notice was served. The bringing of an appeal has the effect of suspending the operation of the Notice until the appeal is finally disposed of or, if the appeal is withdrawn, until the withdrawal of the appeal.
7. The Fire Authority may grant, at their discretion, an extension (or further extension) of time specified for the steps to be taken if an appeal against the Notice is not pending. Application for an extension of time should be addressed to the above named Officer.
8. If you are the responsible person you are under an obligation to comply with the provisions of the Order or of any regulations made under it. If you have failed to comply and you and the Fire Authority cannot agree on the measures that are necessary to remedy the failure(s), the question may be referred to the Secretary of State for his determination under Article 36 of the Order.
9. To satisfy the 'Environment and Safety Information Act 1988' the Fire Authority is obliged to enter details of this Enforcement Notice into a register to which the public have access. If you feel that any such entry would disclose secret or confidential trade or manufacturing information, then you should appeal in writing to the Authority within a period of fourteen days following; a) the day on which the appeal period in Note 6 above expires, or b) the day on which the appeal is finally disposed of, where an appeal is brought. The following summary of the contents of the Notice will be entered on the public register: -

Served On	Notice Type	Premises Name	Location	Notice Number
21 March 2023	Enforcement	School Hill Medical Practice	Lewes	ESFRS/LE/RB /0321/E1/23

The Public Register can be accessed via the internet at www.esfrs.org and this actual notice may be viewed by clicking on the link shown in the table above.

10. The works or actions specified in the Notice are only intended to ensure a satisfactory standard of fire precautions that will comply with the Order. The Notice is issued without prejudice to any other enforcement action that may be taken by this, or any other, enforcing authority.
11. The Fire Authority would be willing to consider and reasonably assist with any proposals you may have to remedy the matters specified in the Notice.
12. To assist with administration procedures, it would be helpful if you could quote the reference number (at the top of this Notice) when dealing with the Fire Authority.