



**East Sussex**  
Fire & Rescue Service

# EAST SUSSEX FIRE & RESCUE SERVICE

## ENFORCEMENT NOTICE

Notice No: ESFRS/HA/MH/0815/E1/23

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

**Name of Premises:** Sleeping Accommodation  
**Address of Premises:** 61a High Street, Hastings, TN34 3EN.  
**Responsible Person:** The Responsible Person

I, Mark Hobbs, 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of suspending the operation of this Enforcement Notice until the appeal is finally disposed of or, if the appeal is withdrawn, until the withdrawal of the appeal.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 black ink, appearing to be 'Mark Hobbs', written over a horizontal line.

Date: 15 August 2023

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

**SCHEDULE REFERRED TO IN ENFORCEMENT NOTICE NO ESFRS/HA/MH/0815/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 15 AUGUST  
2023.**

**Name of Premises:** Sleeping Accommodation

**Address of Premises:** 61a High Street, Hastings, TN34 3EN.

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 provide adequate fire protection to the single staircase serving all floors.

**Remedy**

The single staircase is to be enclosed throughout its height by construction having a fire resistance of at least half an hour in accordance with the standards detailed in the appropriate Government Fire Safety guide. All doorway openings in the enclosure which connect with a floor area are to be fitted with self-closing fire check doors of equivalent standard of fire resistance and maintained self-closing. Fire doors should include intumescent strips and cold smoke seals.

**DATE REQUIRED - 15 February 2024**

**Supporting Information**

The appropriate guidance to follow is the HM Government Guide for fire safety risk assessment in sleeping accommodation, where on page 99 it indicates at figure 51 an acceptable solution for a building of this height, comprising lobby protection to the stair on all floors other than the top floor. Doors and frames should be FD30S.

**2 Failure under Article 9 of the Regulatory Reform (Fire Safety) Order 2005.** *(The Responsible Person must carry out a suitable and sufficient fire risk assessment. This risk assessment must identify the general fire precautions needed to comply with the legislation).*

**2.1 Failure**

The Responsible Person has failed to carry out a suitable and sufficient fire risk assessment for the premises.

### **Remedy**

The responsible person must make a suitable and sufficient assessment of the fire related risks to which relevant persons are exposed and identify the general fire precautions that need to be taken to comply with the published guidance.

**DATE REQUIRED - 15 September 2023**

### **Supporting Information**

The existing Fire Risk Assessment carried out by Panther Fire Solutions dated 11 July 2023, is not suitable and sufficient in many respects including:

- It incorrectly concludes that the existing doors onto the single stair are “Notional Fire” Doors when they are not and does not highlight the need for FD30s doors.
- It fails to identify the need for the stair to be lobbied on all floors other than the top floor – or an alternative solution provided such as a sprinkler system, or for the effective building height to be reduced by taking the top floor out of use.
- It fails to properly deal with parts of the escape route passing through a hazard room on the first floor (lounge).
- It incorrectly indicates that the lounge area outside two attic rooms is acceptable.
- It incorrectly concludes that the floors provide 60 minutes fire protection due to being constructed of lath and plaster.
- It incorrectly states that in most areas there is two directions for escape, when there is only one, as by passes through hazard rooms are not acceptable, and lead back into a single stair.
- It indicates that as the premises is separated from adjoining workplaces by half hour fire resisting construction that this is acceptable, where the requirement is for 1 hour separation, which has not been confirmed in the Fire Risk Assessment as in place between the convenience store below and the accommodation.

Note – information in the existing Fire Risk Assessment indicates that the premises is run as an Airbnb and is restricted to single group booking only. If the premises is to be open to multiple groups / persons not in a group, then we would class the premises as a Hotel and additional safety measures will be required that should be addressed in the Fire Risk Assessment.

**3 Failure under Article 11(1) and 11(2) 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).*

#### **3.1 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 - 15 September 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 appropriate equipment maintenance been scheduled and booked?
- Is appropriate training and maintenance being carried out?
- Are all of the above matters written-in to a fire safety policy document?

**4 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 appropriate fire fighting equipment and with fire detectors and alarms).*

**4.1 Failure**

The responsible person has failed to ensure that the existing fire detection and warning system currently fitted within the premises provides adequate coverage 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 HM Government Guide: (fire safety risk assessment in sleeping accommodation). 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 would be appropriate.

**DATE REQUIRED - 15 February 2024**

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
15/08/2023	Enforcement	Sleeping Accommodation	Hastings	ESFRS/HA/MH/0815/E1/23

The Public Register can be accessed via the internet at [www.esfrs.org](http://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.