



**East Sussex**  
Fire & Rescue Service

**EAST SUSSEX FIRE & RESCUE SERVICE**  
**PROHIBITION NOTICE**

**Notice No: ESFRS/BH/PS/1025/P1/21**

**Notice requiring the use of the premises to be Prohibited or Restricted under Article 31 of the Regulatory Reform (Fire Safety) Order 2005**

**Name of Premises:** SOBO GUEST HOUSE  
**Address of Premises:** 11 SEAFIELD ROAD, HOVE, BN3 2TN  
**Responsible Person:** The Responsible Person

I, [REDACTED], on behalf of East Sussex Fire Authority, hereby give you notice that the Fire Authority is of the opinion that the following use of the said premises as occupied by you, namely use of premises, involves or will involve a risk to persons on the premises in case of fire so serious that use of the premises ought to be restricted.

The Fire Authority is further of the opinion that the matters which give rise to the said risks are: -

- Inadequate means of escape in case of fire for persons sleeping on the first and second floor, ground, lower ground.
- Inadequate means of detection and warning.

and the Fire Authority hereby directs that the use of the premises to which this Notice relates is restricted as follows: -

- The premises, all floors must not be used for sleeping or resting.

until the matters specified above have been remedied.

The Fire Authority is of the opinion that the risk of injury is imminent and the restriction is to take effect immediately.

This Notice continues in force until the specified matters have been remedied or the Fire Authority withdraws it.

The Fire Authority further directs that the steps specified in the Schedule, which forms part of this Notice, shall be taken to remedy the said matters.

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 does not have the effect of suspending this Notice, unless on the application of the appellant, the Court so directs (and then only from the giving of the direction).

Signature ..... [REDACTED] .. Date: 25 October 2021  
(on behalf of, and duly authorised by, East Sussex Fire Authority)

**SCHEDULE REFERRED TO IN PROHIBITION NOTICE NO ESFRS/BH/PS/1025/P1/21  
REQUIRING STEPS TO BE TAKEN UNDER ARTICLE 31 OF THE REGULATORY REFORM  
(FIRE SAFETY) ORDER 2005 ISSUED BY EAST SUSSEX FIRE AUTHORITY ON 25 OCTOBER  
2021.**

**Name of Premises: SOBO GUEST HOUSE**

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Where appropriate, a plan may form part of this Schedule to illustrate the measures, which in the opinion of the Fire Authority, need to be taken in order to reduce the excessive risk to an acceptable level.

**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 a risk to relevant persons so serious that the use of the premises ought to be prohibited or restricted, and the measures considered necessary to reduce the excessive risk to an acceptable level, are detailed below.**

**1. Risk to relevant persons**

There is no adequate escape route from the premises. A fire within the premises will prevent persons escaping as this route will fill with heat and smoke compromising the means of escape.

**Measures necessary to reduce risk**

A protected route must be provided throughout the premises to a place of safety. The protected route must be able to withstand the effects of heat or smoke for a minimum of 30 minutes in line with current guidance.

A protected escape route should be protected from the rest of the building by fire resisting construction and be free from all ignition sources and combustible material.

**2. Risk to relevant persons**

There is no adequate system for detecting and giving warning in case of fire and heat or smoke would compromise the means of escape before persons can escape from all floors.

**Measures necessary to reduce risk**

An adequate early warning system must be provided to give early warning of fire to the occupants of all floors. The system should be provided in accordance with BS5839 Pt 1.

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 PROHIBITION NOTICE  
SERVED UNDER ARTICLE 31 OF THE  
REGULATORY REFORM (FIRE SAFETY) ORDER 2005**

1. Contravention of any requirement imposed by a Prohibition 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 a Prohibition Notice is served may under Article 35 of the Order appeal to the Magistrates' Court within 21 days from the date on which the Prohibition Notice was served. The bringing of an appeal does not have the effect of suspending this Notice, unless on the application of the appellant, the Court so directs (and then only from the giving of the direction).
7. 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.
8. To satisfy the 'Environment and Safety Information Act 1988' the Fire Authority is obliged to enter details of this Prohibition 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: -

<b>Served On</b>	<b>Notice Type</b>	<b>Premises Name</b>	<b>Location</b>	<b>Notice Number</b>
<b>25/10/21</b>	<b>Prohibition</b>	<b>SOBO Guest House</b>	<b>Hove</b>	<b>ESFRS/BH/PS/1025/P1/21</b>

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.

9. The works or actions specified in the Notice are only intended to reduce the excessive risk to an acceptable level. The Notice is issued without prejudice to any other enforcement action that may be taken by this or any other enforcement authority.
10. 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.
11. 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.