



EAST SUSSEX FIRE & RESCUE SERVICE ENFORCEMENT NOTICE

Notice No ESFRS/EA/RE/0613/E1/24

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

Name of Premises: Common Ways, Ripley Chase
Address of Premises: 17 The Goffs, Eastbourne, BN21 1HB
Responsible Person: Ripley Chase RTM Company Limited, 168 Church Road, Hove, BN3 2DL

I, [REDACTED] 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of suspending the operation of this Enforcement Notice until the appeal is finally disposed of or, if the appeal is withdrawn, until the withdrawal of the appeal.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 [REDACTED]
(on behalf of, and duly authorised by, East Sussex Fire Authority)

Date: 13 June 2024

**SCHEDULE REFERRED TO IN ENFORCEMENT NOTICE NO ESFRS/EA/RE/0613/E1/24
REQUIRING STEPS TO BE TAKEN UNDER ARTICLE 30 OF THE REGULATORY REFORM
(FIRE SAFETY) ORDER 2005 ISSUED BY EAST SUSSEX FIRE AUTHORITY ON 13 JUNE 2024**

Name of Premises: Common Ways, Ripley Chase
Address of Premises: 17 The Goffs, Eastbourne, BN21 1HB

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)(b) of the Regulatory Reform (Fire Safety) Order 2005.**
(The responsible person must take such general fire precautions as will ensure the safety of any of his employees and/or relevant 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

Review the door survey of the building to determine the fire resistance of existing flat entrances, common way and cupboard doors within the common means of escape, and where it is found that in accordance with published HM Government guidance, improvements are required, to make those improvements as necessary.

Necessary improvements identified should include flat entrance and lobby doors to be fitted with intumescent and cold smoke seals.

DATE REQUIRED - 13 December 2024

Supporting Information

It was unclear if flat entrance doors are suitably fire resisting and noted the lobby doors to the stairway were not fitted with intumescent strips and cold smoke seals. The door survey detailed in the fire risk assessment of 10 July 2023 indicated flat entrance doors and lobby doors as satisfactory 'notional fire doors' without the presence of intumescent and cold smoke seals provided. HM Guidance suggests the bench mark for an existing block of flats above six storeys, doors should be at least 'upgraded FD30s'.

It is considered that HM Guidance within the 'Fire Safety in Purpose Built Blocks of Flats' Guide is the appropriate guide to follow; where detailed information can be found on the suitability of existing doors that are required to be fire resisting, and the measures that may be required to replace or update them in existing buildings. This guide can be found with the following link [Fire safety in purpose-built blocks of flats - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/fire-safety-in-purpose-built-blocks-of-flats)

1.2 Failure

The responsible person has failed to take appropriate measures to keep the means of escape free of smoke in case of fire.

Remedy

Appoint a competent and qualified specialist to determine the appropriate provision for automatically opening vents required to be provided in the common stair and implement the recommendations.

DATE REQUIRED - 13 June 2025

Supporting Information

It is considered that the "Fire Safety in Purpose-Built Blocks of Flats" guide (HM Guidance) is the appropriate guide to follow, where detailed information can be found on smoke ventilation requirements in existing buildings.

1.3 Failure

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

Remedy

Appoint a competent specialist to determine the appropriate means to reduce the risk of spread of fire and smoke throughout the premises and carry out the necessary actions to address the issue accordingly.

DATE REQUIRED - 13 June 2025

Supporting Information

There is no lobby between the two, ground floor flat entrance doors and the common stairway. HM Guidance indicates the provision of two certified fire doors forming a lobby between each flat and the single stair means of escape is required however the layout of the common way area does not appear suitable to provide such a lobby.

This shortcoming is identified in the fire risk assessment.

HM Guidance suggests along with replacement FD30s front doors and an AOV at the head of the stairs, a fully protected entrance hall within the flat and automatic fire detection might be included where flat entrance doors open onto a single stairway.

2 Failure under Article 24 of the Regulatory Reform (Fire Safety) Order 2005.

(The responsible person in relation to high-rise buildings must comply with the requirements of the Fire Safety (England) Regulations 2022).

Failure under Regulation 4(3) of The Fire Safety (England) Regulations 2022.

(The responsible person has failed to install and maintain a secure information box in or on The Premises, which is a high-rise residential building.)

2.1

Failure

The Responsible Person has failed to provide adequate information within the secure information box in or on The Premises, which is a high-rise residential building.

Remedy

The Responsible Person must ensure the secure information box contains the documents and information required to be placed in it, in accordance with Regulation 4(3) and Regulation 6(5).

DATE REQUIRED - 12 July 2024

Supporting Information

The information box currently only has building plans within.

The information that must be contained within the secure information box includes:

- (a) The name, address and telephone number within the United Kingdom of the responsible person.
- (b) The name and contact information of such other persons within the United Kingdom who are provided with the facilities to and are permitted to access the building as the responsible person considers appropriate.
- (c) A hard copy of the floor plans and the building plan.

Guidance is provided in a fact sheet available on the Gov.uk website regarding suitable floor and building plans with the following link

<https://www.gov.uk/government/publications/fire-safety-england-regulations-2022/fact-sheet-floor-plans-and-building-plan-regulation-6>

3 Failure under Regulation 8 of The Fire Safety (England) Regulations 2022.

(The responsible person in relation to a high-rise residential building must ensure that the building contains clear markings of floor identification and identification of domestic premises).

3.1 Failure

The responsible person has not installed clear markings of floor identification and identification of domestic premises. within the premises, which is a high-rise residential building.

Remedy

The responsible person must ensure that the building contains clear markings of floor identification and identification of domestic premises within the premises, which is a high-rise residential building.

DATE REQUIRED - 12 July 2024

Supporting Information

The "clear markings" means an identification designed and located in accordance with the guidance in Volume 1 of Approved Document B(5) on each landing within the stairways and in the lift lobbies of the floor level marked in such a way as to be visible both in low level lighting conditions or when illuminated with a torch.

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
13/06/2024	Enforcement	Common Ways, Ripley Chase	Eastbourne	ESFRS/EA/RE/0613/E1/24

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.