



**Kent Fire &
Rescue Service**

Building Safety
Fire Risk and Inspection Team
Folkestone Fire Station
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Folkestone
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buildingsafety.folkestone@kent.fire-uk.org

COPY

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Folkestone and Hythe District Council,
Civic Centre,
Castle Hill Avenue,
Folkestone
CT20 2RB

FAO: Councillor David Monk

Our ref:
RRO4
Inspector:
Nathan Gunn

Date:
25 November 2019

Dear Councillor David Monk,

The Regulatory Reform (Fire Safety) Order 2005
Re: Ross House, Ross Way, Folkestone, CT20 3UJ

Following a fire safety audit of the above premises on 18 November 2019, the measures specified in the attached schedule are to be carried out to comply with the above legislation.

Kent Fire and Rescue Service, on behalf of The Kent and Medway Fire and Rescue Authority, is the enforcing authority, under Article 25 of The Regulatory Reform (Fire Safety) Order 2005.

If, following your fire risk assessment of the premises, you consider that there is an alternative to the items put forward by the Fire and Rescue Authority in the enclosed schedule, forward these suggestions along with your fire risk assessment in writing to the above office for consideration.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible may be liable to prosecution. This letter and enclosed schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the legislation. Information and guidance as to the appropriate fire safety measures may be found in Fire Safety Risk Assessment Sleeping Accommodation ISBN 13 978 1 85112 817 4, which may be obtained from the DCLG (www.gov.uk/workplace-fire-safety-your-responsibilities/who-is-responsible) and "Fire safety in purpose-built blocks of flats" which may be obtained from the Local Government Association Website (<https://www.local.gov.uk/fire-safety-purpose-built-flats>).

A further visit will be made on or after **17 February 2020 at 10.00am** to ensure that the requirements of the enclosed schedule have been carried out.

This letter applies to the common parts of the premises enforceable by the Kent and Medway Fire and Rescue Authority under the above legislation. There may be other fire safety issues associated with domestic premises to be addressed by the Local Housing Authority which has responsibility for fire safety within the remainder of the premises under the Housing Act 2004, to whom a copy of this letter has been sent.



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Chief Executive
Ann Millington

If you are in any doubt as to the obligations placed upon you by the legislation, or if there is any relevant matter upon which you require clarification, please contact this Fire Safety Office.

Yours sincerely,



Nathan Gunn
Fire Safety Inspector

Enc: Schedule

CC:
East Kent Housing,
Civic Centre,
Castle Hill Ave,
Folkestone
CT20 2QY

FAO: Russell Hodgins

CC:
Building Control – Folkestone and Hythe District Council



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Chief Executive
Ann Millington

SCHEDULE

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The items detailed below are considered by the Fire and Rescue Authority to be best practice for the deficiencies to be rectified, should you have an alternative means by which this could be achieved please contact the Fire Safety Inspector detailed in the covering letter.

1.0 Article 8 - Duty to take general fire precautions

"The responsible person must take such general fire precautions as will ensure the safety of his employees and in relation to relevant persons who are not his employees, take such general fire precautions as may reasonably be required in the circumstances of the case to ensure that the premises are safe."

1.1 Deficiency

The responsible person has failed to take adequate measures to reduce the spread of fire on the premises.

1.2 Remedy

In line with the findings of your fire risk assessment, the vertical and horizontal compartmentation throughout the building must be adequately assessed; including all voids, ducts and service penetrations. Any issues identified must be remedied in order of priority, within a reasonable time period, using appropriate materials to provide the appropriate level of impermeate fire resistance.

The Local Authority Building Control Department must be consulted under the requirements of the Building Regulations before any material alterations are made to your premises. You must gain all relevant permissions to make the above mentioned alterations before you commence any work.

2.0 Article 10 – Principles of prevention to be applied

"Where the responsible person implements any preventative and protective measures he must do so on the basis of the principles of prevention as specified in Part 3 of Schedule 1."

The principles are:-

- a) Avoiding risks;*
- b) Evaluating risks which cannot be avoided;*
- c) Combating the risks at source;*
- d) Adapting to technical progress;*
- e) Replacing the dangerous by the non-dangerous or less dangerous;*
- f) Developing a coherent overall prevention policy covers technology and organisation of work and the influence of factors relating to the working environment;*
- g) Giving collective protective measures priority over individual protective measures; and*
- h) Giving appropriate instruction to employees.*



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Ann McClinton

2.1 **Deficiency**

The responsible person has failed to comply with the requirement to implement preventative and protective measures using the principles of protection to safeguard the safety of relevant persons.

2.2 **Remedy**

The bins and combustible waste materials should not be stored immediately adjacent to the building. Where possible they should be located at a distance of 6m from the buildings in order to prevent a deliberately ignited materials causing a fire in your buildings.

2.3 **Remedy**

All electrical installations should be regularly inspected by a competent electrical engineer appointed by you, or on your behalf, in accordance with the Electricity at Work Regulations 1989 (EAW Regulations). The use of low voltage equipment should conform to the requirements of the Electrical Equipment (Safety) Regulations 1994, including the requirement to be CE marked.

3.0 **Article 14 - Emergency routes and exits**

"in order to safeguard the safety of relevant persons, the responsible person must ensure that routes to emergency exits from premises are and the exits themselves are kept clear at all times."

3.1 **Deficiency**

The responsible person has failed to comply with the requirement to safeguard the safety of relevant persons, in the event of danger they have not provided the means of evacuating the premises as quickly and as safely as possible.

3.2 **Remedy**

In line with the findings of your fire risk assessment, ensure that all flat front doors meet the required standard FD30S. This must include the door set as a whole.

