



If you have any further queries, then please contact the above Officer quoting our reference number.

Yours faithfully,

[Redacted Signature]

[Redacted Name]

**Protection**

## **REPORT**

Premises **King Coel Road, Colchester CO3 9AQ**

Premises UPRN. **10070238342**

The following issues were noted as requiring attention during the audit/visit.

### **Duty to take General Fire Precautions**

#### **Failure**

To take such general fire precautions as will ensure the safety of all employees.

#### **Legislation Applicable**

Article 8 (1) (a) of the Regulatory Reform (Fire Safety) Order 2005 supported by Article 4, which determines what is meant by general fire precautions.

The responsible person must take such general fire precautions as will ensure the safety of employees.

General fire precautions in relation to premises means:-

- (a) Measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises;
- (b) **Measures in relation to the means of escape from the premises;**
- (c) **Measures for securing that, at all material times, the means of escape can be safely and effectively used;**
- (d) Measures in relation to the means for fighting fires on the premises;
- (e) Measures in relation to the means for detecting fire on the premises and giving warning in case of fire on the premises; and
- (f) Measures in relation to the arrangements for action to be taken in the event of fire on the premises, including -
  - (i) Measures relating to the instruction and training of employees; and
  - (ii) Measures to mitigate the effects of the fire.

The inspection revealed the recommendations of the fire risk assessment with regard to carrying out a full survey of all flat entrance doors had not been completed.

### **Suggested action to remedy failure**

The responsible person should act on the recommendations of the fire risk assessment and undertake a survey of all doors that give onto the common escape route, to ensure they meet the requirements of the latest guidance relating to both flat entrance doors and also storage and service cupboards that open onto the common escape route.

### **Emergency Routes and Exits**

#### **Failure**

The escape routes were obstructed

#### **Legislation Applicable**

Article 14 (1) of the Regulatory Reform (Fire Safety) Order 2005

Clear exit routes should be maintained to each fire exit & all such fire exits should be kept unlocked and immediately available to occupants at all times that the premises are occupied.

The inspection revealed that a quantity of combustible material including a vehicle wheel were stored within the staircase and landing area of the common escape route.

### **Suggested action to remedy failure**

It is understood the management company has a zero tolerance policy to stored material within escapes routes

The responsible person should ensure that the common escape route for the block of flats is kept clear at all times.

### **Procedures for Serious and Imminent Danger and for Danger Areas**

#### **Failure**

Insufficient information was made available to persons in the event of serious and/or imminent danger

#### **Legislation Applicable**

Article 15 (2) (a) of the Regulatory Reform (Fire Safety) Order 2005

You must provide information concerning any significant risks to staff and other relevant persons that have been identified in your fire risk assessment or any similar assessment carried out by another user and responsible person in the building.

The inspection revealed no information was available to indicate to occupants as to the evacuation strategy for the building.

### **Suggested action to remedy failure**

The responsible person should ensure adequate information is provided to all occupants as to the building's evacuation policy. As there is a fire alarm that covers both the common areas and individual flats it's assumed a simultaneous evacuation policy is adopted.

Please be advised that matters detailed under the "Suggested actions to remedy failure" heading(s) are only one method of achieving compliance. You may wish to seek further specialist advice for another means of achieving this compliance.

**Guides in the Series available from the CLG  
(Communities and Local Government)**

<https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>

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