

The Manager
Stanton House
Christchurch Street
Cambridge
CB1 1HU



**CAMBRIDGESHIRE
FIRE & RESCUE SERVICE**
Working together to improve community safety

For the attention of Michelle Davies

Our reference: 276805 (Please quote this number on all occasions)
File number: 200004214242

Date: 13 December 2023

Dear Madam

**REGULATORY REFORM (FIRE SAFETY) ORDER 2005
PREMISES: STANTON HOUSE, CHRISTCHURCH STREET, CAMBRIDGE,
CB1 1HU**

NOTIFICATION OF DEFICIENCIES

Following an audit of the fire safety arrangements at the above premises, I confirm that the measures contained in the attached schedule are to be carried out in order to comply with the above legislation.

You should note that failure to comply with any requirement of the legislation is an offence and the person responsible is liable to prosecution. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding the failures to comply with the Legislation.

A further visit will be made on or after the 18th of January 2024 to ensure that the requirements of the schedule have been carried out.

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 Jon Bowyer by telephoning 07892 760650 or by e-mailing jon.bowyer@cambsfire.gov.uk.

Yours faithfully

Jon Bowyer

For and on behalf of:
**C STRICKLAND
CHIEF FIRE OFFICER**



www.cambsfire.gov.uk

SCHEDULE

PREMISES: Stanton House, Christchurch Street, Cambridge, CB1 1HU

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 a building control body and /or any other agency having a statutory interest in the premises.

1. Article 8 – Duty to take general fire precautions

Deficiency

The responsible person has failed to comply with Article 8(1) of the Regulatory Reform (Fire Safety) Order 2005 by not ensuring that deficiencies identified within the significant findings of the fire risk assessment have been rectified"

Remedial Steps

- 1.1 The responsible person must ensure that any deficiencies identified within the fire risk assessment are acted upon and rectified in a timely manner, prioritising the work to ensure that the safety critical items are completed first.

Deficiency

The responsible person has failed to comply with Article 8(1) of the Regulatory Reform (Fire Safety) Order 2005 because of poor housekeeping which results in the risk of the spread of fire on the premises.

Remedial Steps

- 1.2 In order to reduce the risk of fire spread within the premises, the standard of housekeeping should be improved in the following areas: -
 - a) Riser shafts and common cupboards with identified compartmentation breaches, were found to have a large amount of combustible items stored within them. These areas should be cleared, or the fire-loading reduced to reduce the risk of fires occurring

Deficiency

The responsible person has failed to comply with Article 8(1) of the Regulatory Reform (Fire Safety) Order 2005 as a result of pipes and service ducts, and other openings in the walls, floors, partitions and ceilings for the passage of building services not being adequately sealed with fire-resisting

materials, or bushed, in order to minimise the danger of the spread of heat, smoke or fumes.

Remedial Steps

- 1.3 There are compartmentation issues throughout the premises includes the roof space, riser cupboards where boilers have been installed the flue has exposed the roof above. Cross corridor doors lack compartmentation above. Holes have been sealed in the electrical junction room with an incorrect sealing product. Compartmentation was also picked up in significant findings of the risk assessment.

All pipe and service ducts, and other openings in the walls, floors, partitions, and ceilings for the passage of building services are to be adequately sealed with fire-resisting materials, or bushed, in order to minimise the danger of the spread of heat, smoke or fumes.

Deficiency

The responsible person has failed to comply with Article 8(1) of the Regulatory Reform (Fire Safety) Order 2005 as a result of the electrical equipment listed in the Steps below being in an unsuitable condition which results in the risk of fire and the spread of fire.

Remedial Steps

- 1.4 To reduce the risk of fire and the spread of fire, the electrical equipment listed below is considered to be a fire hazard. It is to be removed and replaced as a matter of urgency: -
- a) The fridge in lower communal area. This is currently unplugged, however there is a risk that if plugged it is known to cause a short circuit that effects the exit door.

2. Article 11 – Fire safety arrangements

Deficiency

A fire safety policy document has not been prepared

Remedial Steps

- 2.1 The fire safety policy document should be made available for managers, employees and the enforcing authority to confirm that suitable arrangements are in place for the effective planning, organisation, control, monitoring and review of the preventive and protective measures

3. Article 14 – Emergency routes and exits.

Deficiency

The escape routes were found to be obstructed

Remedial Steps

3.1 The following emergency exit routes were found to be obstructed: -

- a) The rear fire escape was blocked by a walking frame and could not be opened. This should be checked daily to ensure that route is clear.

All obstructions are to be removed. All emergency routes are to be kept clear of obstructions at all times.

Deficiency

The escape routes and exits could not be used as quickly and as safely as possible

Remedial Steps

- 3.2 The rear exit gate should be eased, this was stuck and difficult to open at time of inspection.
- 3.3 The rear of resident's bedroom doors has the incorrect evacuation procedure on it. This should be removed and replaced with current evacuation procedure.

Deficiency

The escape routes should be provided with adequate signage.

Remedial Steps

- 3.4 Increase notices indicating the emergency routes and exits, incorporating a directional arrow as necessary, and site at each of the following positions throughout corridors and lobby areas. installed in accordance with the recommendations contained in BS 5499 the Health and Safety (Safety Signs and Signals) Regulations 1996, or a similar equivalent standard acceptable to the Fire Authority.

4. Article 15 – procedures for serious and imminent danger and for danger areas

Deficiency

Appropriate emergency procedures have not been established.

Remedial Steps

- 4.1 Procedures are to be established, including safety drills, that are to be followed in the event of serious and imminent danger to ensure residents are aware of the evacuation strategy.
- 4.2 Safety drills should be established that will ensure the emergency plan is rehearsed and evaluated for its effectiveness. These drills should be carried out at least annually or as determined by the risk assessment.
- 4.3 Premises information box should have an updated list of vulnerable persons who will need assistance to evacuate.

5. Article 20 – Provision of information to employers and the self-employed from outside undertakings

Deficiency

The employees from an outside undertaking have not been provided with comprehensible or relevant information concerning the preventive and protective measures.

Remedial Steps

- 5.1 The responsible person must ensure that sufficient information is provided to persons from an outside undertaking to enable those persons to identify the nominated person who implements evacuation procedures in respect of such persons from an outside undertaking.

Visiting carer did not understand the fire evacuation procedures or the full mobility of her patient in the event of a fire.

6. Article 21 – Training

Deficiency

Safety training to employees is not repeated periodically.

Remedial Steps

- 6.1 The responsible person must ensure that all employees receive periodic fire safety training / refresher sessions at pre-determined intervals. The training should take account of the findings of the fire risk assessment and be easily understood by all those attending. This is essential after the evacuation strategy has changed.

Further Guidance

A copy of the Specialised Housing guidance document is available from our website or by using the following link:

[Fire Safety legislation guidance and advice](#)

Cambridgeshire Fire and Rescue Service hold regular virtual online fire safety seminars utilising Microsoft Teams. These seminars are approximately one and a half hours duration and are free of charge. Attendance at one of these should provide you with a better understanding about your responsibilities under the Regulatory Reform (Fire Safety) Order 2005 and guide you through the main aspects of fire safety in the workplace. If you are interested in attending one of these seminars please visit our website and fill in the booking form at the following link

[Free Business Fire Safety Seminars](#)