



Essex County
Fire & Rescue Service

Rick Hylton
Chief Fire Officer / Chief Executive

South West Group Service Delivery Point
Basildon Fire Station
Broadmayne
Basildon
SS14 1EH

[REDACTED]
Thurrock Council
Civic Offices,
New Road
Grays
RM17 6SL

[REDACTED]
southwestgroupsdp@essex-fire.gov.uk

Our Ref: 134473
Your Ref:

Date: 10 February 2023

Dear Sir,

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005
Premises: Morrison House Jesmond Road, Grays RM16 2NR
LETTER OF NON-COMPLIANCE

Further to the recent visit carried out on 9 February 2023 the Essex Police, Fire and Crime Commissioner Fire and Rescue Authority is of the opinion that you are not fully complying with the above legislation. The Order requires fire safety issues at the above premises to be effectively managed. You are required to continuously monitor and review where necessary the effectiveness of your Fire Risk Assessment.

The visit was not a comprehensive audit of all fire safety matters but looked into a variety of aspects from which our findings are drawn. Failure to address the items specified in the report could result in enforcement action being taken. This letter and attached schedule are issued without prejudice to any legal action which may subsequently be taken regarding failures to comply with the legislation.

The part(s) of the legislation with which you are not complying are set out in the attached report; these matters are such that they require urgent attention. A further visit may be carried out to ensure that the requirements of the schedule have been complied with.

For technical detail and guidance you are strongly advised to purchase the guidance document from the list attached to this letter. Alternatively, these can be viewed online at <https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>. When purchasing or installing equipment, compliance with the relevant British Standard is normally taken as being adequate. Should the issues set out in this report require major changes or costs then you are advised to take professional advice before proceeding.

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

Yours faithfully,

[REDACTED]
[REDACTED]

Protection

Our vision is to make Essex a safe place to live, work and travel

REPORT

Premises: Morrison House Jesmond Road, Grays RM16 2NR

Premises UPRN. 100091660613

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 employees and relevant persons who are not employees.

Legislation Applicable

Article 8 (1) (a) & (b) 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 in relation to relevant persons who are not his employees and relevant persons.

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 that:-

- (1) The structure forming separation between compartments and storeys did not provide 30-minutes fire separation. It was found that there were breaches around cables from flat lobbies into the communal escape route.
- (2) Cables within the communal means of escape were secured in plastic trunking without being secured with metal clips.
- (3) An EW1 report had been completed regarding cladding to the outside of the building, the recommendations of which have not been actioned.

Suggested action to remedy failure

The responsible person should ensure:

- (1) All breaches of compartmentation are fire-stopped with fire resisting material, closely packed to form an effective fire barrier.

(2) Cables should be secured in metal trunking or secured with metal clips.

(3) A PAS 9980 report is undertaken or the findings of the EW1 report are actioned.

Emergency Routes and Exits

Failure

The escape routes did not lead, as directly as possible, to a place of safety.

Legislation Applicable

Article 14 (2) (a) of the Regulatory Reform (Fire Safety) Order 2005

In the event of a fire, it is important to evacuate people as quickly as possible from the premises. Escape routes in a building should be designed so that they lead as directly as possible to a place of safety.

The inspection revealed that:

- (1) Electrical intake and communication cupboards along escape routes were not fitted with intumescent strips and cold smoke seals.
- (2) Doors along a means of escape route had not been fitted with both intumescent strips and cold smoke seals
- (3) Carpets and flowers were found in flat lobbies
- (4) There were three flat front doors which could not be confirmed as being fire doors.

Suggested action to remedy failure

The responsible person should ensure that there are adequate emergency routes for use of relevant persons within the premises and that these can be safely and effectively used at all relevant times. This can be achieved by having fire resisting construction in place protecting the means of escape of relevant persons by installing fire resisting materials ensuring it provides 30-minutes fire resistance and be fitted with a self-closing device and intumescent strips and cold smoke seals. All doors along escape routes are to be fitted with self-closing devices, intumescent strips, and cold smoke seals. All works are to be carried out by a competent person.

Maintenance

Failure

The structural fire precautions are inadequately maintained.

Legislation Applicable

Article 17 (1) of the Regulatory Reform (Fire Safety) Order 2005

To ensure effective protection against fire which may spread, affecting the escape routes that people will use, structural fire precautions such as walls, doors and floors providing fire separation must form a complete barrier. The responsible person must ensure that structural items are maintained in an effective condition.

The inspection revealed that numerous fire doors throughout the premises had missing or damaged intumescent strips and cold smoke seals whilst others had damaged self-closing devices. It was also found that two flat front doors had sustained damage due to spy holes being drilled.

Suggested action to remedy failure

The responsible person should ensure that the deficiencies highlighted above are addressed. All works are to be completed by a competent person.

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>

1	Offices & Shops ISBN-13:978 1 851 12 851 0	Offices and retail premises (including individual units within larger premises, e.g. shopping centres)
2	Factories & Warehouses ISBN-13:978 1 851 12 816 7	Factories and warehouse storage premises
3	Sleeping Accommodation ISBN-13: 978 1 851 12 817 4	All premises where the main use is to provide sleeping accommodation, e.g. hotels, guest houses, B&Bs, hostels, residential training centres, holiday accommodation and the common areas of flats, maisonettes, HMOs and sheltered housing (other than those providing care - see Residential Care Premises), but excluding hospitals, residential care premises, places of custody and single private dwellings.
4	Residential Care Premises ISBN-13:978 1 851 12 818 1	Residential Care and nursing homes, common areas of sheltered housing (where care is provided) and similar premises, which are permanently staffed and where the primary use is the provision of care rather than healthcare (see Health Care Premises)
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6	Small & Medium Places of Assembly ISBN -13: 978 1 851 12 820 4	Smaller public houses, clubs, restaurants and cafes, village halls, community centres, libraries, marquees, churches and other places of worship or study accommodating up to 300 people
7	Large Places of Assembly ISBN-13: 978 1 851 12 821 1	Larger premises where more than 300 people could gather, e.g. shopping centres (not the individual shops), large nightclubs and pubs, exhibition and conference centres, sports stadia, marquees, museums, libraries, churches, cathedrals and other places of worship or study
8	Theatres, Cinemas, and Similar Premises ISBN-13: 978 1 851 12 822 8	Theatres, cinemas, concert halls and similar premises used primarily for this purpose
9	Open Air Events and Venues ISBN-13: 978 1 851 12 823 5	Open air events e.g. theme parks, zoos, music concerts, sporting events (not stadia - see Large Places of Assembly), fairgrounds and county fairs.
10	Healthcare Premises ISBN-13:978 1 851 12 824 2	Premises where the primary use is the provision of healthcare (including private) e.g. hospitals, doctors' surgeries, dentists and other similar healthcare premises
11	Transport Premises and Facilities ISBN-13:978 1 851 12 825 9	Transportation terminals and interchanges e.g. airports, railway stations (including sub-surface), transport tunnels, ports, bus and coach stations and similar premises but excluding the means of transport (e.g. trains, buses, planes and ships)
12	Animal Premises and Stables ISBN-13: 978 1 85112 844 6	Animal premises, stables, livery yards and stables within zoos, large animal sanctuaries or farm parks
13	<i>Supplementary Guide</i> Means of Escape for Disabled People ISBN – 13: 978 1 85112 873 7	This guide is a supplement to be read alongside other guides in this series. It provides additional information on accessibility and means of escape