

Hanover Court
George Iv Street
Cambridge
CB2 1JH
For the attention of David Rogers



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

Our reference: 286325 (Please quote this number on all occasions)
File number: 200004292211
Date: 23 August 2024

Dear Sir

**REGULATORY REFORM (FIRE SAFETY) ORDER 2005
PREMISES: HANOVER COURT, GEORGE IV STREET, CAMBRIDGE, CB2
1JH**

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.

Please refer to the schedule for detailed information including the use of the waking watch.

A further visit will be made on or after the 28th October 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:
**M WARREN
CHIEF FIRE OFFICER**



www.cambsfire.gov.uk

SCHEDULE

PREMISES: Hanover Court, George Iv Street, Cambridge, CB2 1JH

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.

Information on the Implementation of a Waking Watch

It has been advised that the waking watch has been operational since January 24. According to NFCC guidelines, this measure is appropriate for temporary periods of up to 12 months. To adhere to these guidelines, a comprehensive remediation plan must be established, and the fire safety issues must be resolved. Failure to address these deficiencies within the specified timeframe may lead to enforcement action.

1. Article 8 – Duty to take general fire precautions

Deficiency

The responsible Person must take such general fire precautions as will ensure the safety of persons who are not employees have not been taken.

Remedial Steps

- 1.1 The responsible person must ensure that any deficiencies / significant findings 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 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

- 1.2 Compartmentation issues have been observed in various sections of the premises. These issues are present in the service risers and the main electrical junction box rooms. The service risers extend throughout the entire height of the building and traverse all floors. Within these risers, there are a

combination of bathroom ventilation, soil vent pipes (SVPs), electrical components, water pipes, and gas pipelines. Breaches have occurred, affecting adjacent areas as well as those situated above the compromised compartmentation. This was also identified in the 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.

2. Article 24 – Power to make regulations about fire precautions.

Deficiency

Regulation 4(5) of The Fire Safety (England) Regulations 2022, made under Article 24 of the Regulatory Reform (Fire Safety) Order 2005.

The responsible person for The Premises, which is high rise residential building, has not inspected the secure information box at least annually and ensured that it continues to meet the requirements in paragraph 4(2) of The Fire Safety (England) Regulations 2022.

Remedial Steps

- 2.1 Institute a programme of inspection of the secure information box on at least an annual basis and ensure that it continues to meet the requirements in paragraph 4(2) of The Fire Safety (England) Regulations 2022. namely that the said box:-

- (a) contains the documents required to be placed in it by these regulations.

The contents of the box still need to be verified. During the recent inspection, some information was found wedged between the box and the compartment wall, rather than being securely placed inside as required

Further Information

A program should be put in place to ensure that faults are rectified and that if any fault cannot be rectified within 24 hours of its discovery, the Cambridgeshire and Peterborough Fire Authority must be notified by electronic means as soon as is reasonably practicable.

The program should also cover ensuring that the said authority is informed by electronic means when the fault has been rectified.

Details of the said fault should be provided to Cambridgeshire and Peterborough Fire Authority, via the following link: -

[Fault Reporting Form](#)

When a fault has been rectified, details of the said fault should be provided to Cambridgeshire and Peterborough Fire Authority, via the following link: -

[Fault Rectification Reporting Form](#)

Further Guidance

A copy of the Fire Safety in Purpose Built Blocks of Flats guidance document is available from the website 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](#)