

The existing Common Way fire protection arrangement were subject to a planning application in 1999 (BH1999/00564/LB). This application was approved with the work carried out in 1999/2000. The advice at the time from Brighton & Hove that once the internal work to the Common Way had been completed, the vertical ladder fire escape was no longer required. However, it was retained as a temporary measure for building maintenance reasons.

Following the Grenfell Tower inquiry, the Home Office has issued revised Regulations {Fire Safety (England) Regulations 2022}. As a consequence of this, a new Fire Risk Assessment was carried on 3<sup>rd</sup> January 2024 which has identified additional minor work required to the Common Way. These include improved door closers, intumescent letter flaps, additional door hinge(s), 'no smoking' signage, a 'fire proof letter catcher' etc.

The vertical ladder fire escape was assessed as a dangerous structure and we were advised to provide signage making it out of bounds. In general, vertical fire escapes without cage protection and arrest fall systems are now considered dangerous as a means of escape, so following completion and approval of the upgrade work on the Common Way escape route, the now obsolete vertical ladder fire escape at the rear of the property will be removed.

A member of East Sussex Fire Safety Team attended on 11<sup>th</sup> January to discuss and agree the proposed works.



