



Recent Fire Safety Prosecutions

Fire safety legislation places significant responsibilities on those responsible for the safety of occupants. Recent prosecutions demonstrate that serious fire safety deficiencies can result in substantial financial penalties and enforcement action.

Care Pro (Southeast) Limited – 2024

In July 2024, the directors of Care Pro (Southeast) Limited were fined a total of **£124,455** after pleading guilty to 12 fire safety offences relating to four residential care premises in East Sussex.

Fire safety inspections identified multiple deficiencies, including damaged fire doors without effective self-closing devices, inadequate fire detection and alarm systems, failures in general fire precautions, and inadequate fire risk assessments.

The case was described by East Sussex Fire and Rescue Service as one of its most serious fire safety prosecutions.

The defendants were fined £110,000, with a further £2,000 victim surcharge and £12,455 in costs.

[Read the official East Sussex Fire & Rescue Service case report](#)

Mollington Banastre Hotel & Spa – 2023

In November 2023, Ashok Ummat, director of the Mollington Banastre Hotel & Spa in Chester, was prosecuted for three serious breaches of the Regulatory Reform (Fire Safety) Order 2005.

Cheshire Fire and Rescue Service identified a number of serious deficiencies, including:

- Deficient fire doors
- Inadequate fire-resistant compartmentation
- Inadequate means of escape
- Insufficient fire risk assessment
- Inadequate emergency lighting
- Poor electrical maintenance
- Insufficient fire alarm maintenance records

A Prohibition Notice was subsequently served, restricting the use of several hotel rooms, followed by an Enforcement Notice requiring remedial works.

Mr Ummat was ordered to pay a total of **£67,000**.

[Read the official Cheshire Fire & Rescue Service case report](#)

The Importance of Regular Fire Door Surveys

These prosecutions demonstrate why regular inspection, maintenance and appropriate remedial work are essential to Save Lives and Protect Property!

A fire door may appear satisfactory but still contain defects that could affect its performance in a fire. Regular Fire Door Surveys can help identify defects, provide a clear record of condition and ensure that appropriate remedial action can be considered.

At 3CO Fire Protection, our Fire Door Surveys help Responsible Persons identify defects and understand the condition of their fire door assets — before an emergency or enforcement visit does!

