

Property **Hughenden Court, Mount Pleasant Road, Hastings, East Sussex, TN34 3ST**

Client c/o Housemartins Surveyors Ltd

Date 06/03/2025, 14/03/2025.

ETSH&S Report Ref 13380

Assessor Andy Woodhouse (Peer Reviewed By: Louise Mingay)

Photo of Site



Brief Description of Property Hughenden Court consists of a ground and five upper levels built early 1970's. There are three staircases which act as a means of escape from the upper levels of the property. There is a lower ground car park which is accessed to the side of the property.

Summary of Findings (See "Actions Required" for detail) Considerable work is required to bring the fire doors up to current standards

Lobbies The staircases are lobby protected

Any Fire Door Certification Yes, Seen

FRA or Fire Strategy seen Both Fire Risk Assessment and Fire Strategy seen

Estimated Year of Build 1970

No of Floors 6

No of Stairs 3

No of Flat Doors 0

No of Flat Doors Inspected 0

List of Doors Unable to Inspect (Not Answered/Accessible)

Other Doors Inspected

- (1st) Meter cupboard 1st : Meter Cupboard
- (1st) Opposite flat 12 : Door To Staircase
- (1st) Opposite flat 14 : Cross Corridor Door
- (1st) Opposite flat 16 : Door To Staircase
- (1st) Opposite flat 8 : Cross Corridor Door
- (1st) Opposite flat 8 : Door To Staircase
- (1st) Opposite flat 8 : Meter Cupboard
- (1st) Opposite meter cupboard : Door To Staircase
- (2nd) Meter cupboard 2nd : Meter Cupboard
- (2nd) Opposite flat 17 : Cross Corridor Door
- (2nd) Opposite flat 17 : Door To Staircase
- (2nd) Opposite flat 17 : Meter Cupboard
- (2nd) Opposite flat 20 : Door To Staircase

Fire Door Inspection

Hughenden Court, Mount Pleasant Road, Hastings, East Sussex, TN34 3ST

(2nd) Opposite flat 22 : Cross Corridor Door
 (2nd) Opposite flat 25 : Door To Staircase
 (2nd) Opposite meter cupboard : Door To Staircase
 (3rd) Meter cupboard 3rd : Meter Cupboard
 (3rd) Opposite flat 26 : Cross Corridor Door
 (3rd) Opposite flat 26 : Door To Staircase
 (3rd) Opposite flat 26 : Meter Cupboard
 (3rd) Opposite flat 29 : Door To Staircase
 (3rd) Opposite flat 31 : Cross Corridor Door
 (3rd) Opposite flat 34 : Door To Staircase
 (3rd) Opposite meter cupboard : Door To Staircase
 (4th) Meter cupboard 4th : Meter Cupboard
 (4th) Opposite flat 35 : Cross Corridor Door
 (4th) Opposite flat 36 : Door To Staircase
 (4th) Opposite flat 38 : Door To Staircase
 (4th) Opposite flat 39 : Cross Corridor Door
 (4th) Opposite flat 42 : Door To Staircase
 (4th) Opposite meter cupboard : Door To Staircase
 (4th) Opposite stairs : Meter Cupboard
 (5th) Meter cupboard 5th : Meter Cupboard
 (5th) Opposite flat 43 : Door To Staircase
 (5th) Opposite flat 45 : Cross Corridor Door
 (5th) Opposite flat 47 : Door To Staircase
 (5th) Opposite lift : Cross Corridor Door
 (5th) Opposite meter cupboard : Door To Staircase
 (5th) Opposite stairs : Meter Cupboard
 (Ground) Cleaners cupboard : Communal Door
 (Ground) Managers office : Communal Door
 (Ground) Meter cupboard ground : Meter Cupboard
 (Ground) Opposite cleaners cupboard : Cross Corridor Door
 (Ground) Opposite cleaners cupboard : Door To Staircase
 (Ground) Opposite flat 1 : Cross Corridor Door
 (Ground) Opposite flat 1 : Door To Staircase
 (Ground) Opposite flat 1 : Meter Cupboard
 (Ground) Opposite flat 4 : Cross Corridor Door
 (Ground) Opposite flat 7 : Door To Staircase

Methodology to this Report

Property

Hughenden Court, Mount Pleasant Road, Hastings, East Sussex, TN34 3ST

This fire door Inspection has been completed to establish the "Fire Integrity" of each fire door in the premises and to compare it with the current standard (Building Regulations and Guidance for the type of building inspected) of the day.

Defects or Actions Required raised in this report have been given a Priority and a Category. The Priority has been set to indicate the level of risk and urgency the action needs to be completed. The Category has been set to aid the Property Manager and others to prioritise and group the tasks in to similar works when placing orders with a contractor.

The Inspection is not intended to state if a fire door passes or fails, it is aimed at assisting Responsible Persons improve fire resistance to a more acceptable standard.

The comments made in this report are a reflection of the opinion of the assessor and should be read in conjunction with the findings of the premises Fire Risk Assessment and Fire Strategy Document (if applicable).

Priority

Actions Required have been given one of the following Priorities:

Priority	Expected Timescale
Intolerable	Immediate action required. The risk poses an immediate risk to life and action must be taken within the same day.
Substantial	Urgent action required. The risk poses a substantial risk which must be reduced at the earliest opportunity before a fire occurs within the property.
Moderate	Action is required. The risk needs to be reduced as soon as practicable.
Tolerable	No action is currently required. However, this does not negate the need for future inspections to ensure that the existing door standard is maintained.

ETS Health and Safety Limited has undertaken this fire door Inspection and prepared this report based upon the information gained on site during a visit to the premises. The recommendations made in this report are made in good faith based upon the evidence seen at the time of the visit. Every care has been taken to interpret the Acts, Regulations and Approved Codes of Practice, however, these can only be authoritatively interpreted by Courts of Law. During this Inspection ETS Health and Safety may have had access to information, which is of a confidential or sensitive nature. Such information will be treated in the strictest of confidence by ETS Health and Safety and will not be communicated or otherwise transmitted to a third party unless expressly authorised to do so by the client.



Door Summary

Property:	Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,
Floor Location:	1st
Flat/Door:	Meter cupboard 1st (30000787)
Door Type:	Meter Cupboard
Access Gained:	Yes
Date Visited:	06/03/2025
Categories:	
Action Required:	
Overall Comments:	
Priority:	Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 1st

Flat/Door: Opposite flat 12 (30000783)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 1st

Flat/Door: Opposite flat 14 (30000789)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 1st

Flat/Door: Opposite flat 16 (30000790)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 1st

Flat/Door: Opposite flat 8 (30000784)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 1st

Flat/Door: Opposite flat 8 (30000785)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 1st

Flat/Door: Opposite flat 8 (30000786)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 1st

Flat/Door: Opposite meter cupboard (30000788)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 2nd

Flat/Door: Meter cupboard 2nd (30000778)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 2nd

Flat/Door: Opposite flat 17 (30000779)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 2nd

Flat/Door: Opposite flat 17 (30000780)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 2nd

Flat/Door: Opposite flat 17 (30000781)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 2nd

Flat/Door: Opposite flat 20 (30000782)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 2nd

Flat/Door: Opposite flat 22 (30000776)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 2nd

Flat/Door: Opposite flat 25 (30000775)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 2nd

Flat/Door: Opposite meter cupboard (30000777)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 3rd

Flat/Door: Meter cupboard 3rd (30000771)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 3rd

Flat/Door: Opposite flat 26 (30000768)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 3rd

Flat/Door: Opposite flat 26 (30000769)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 3rd

Flat/Door: Opposite flat 26 (30000770)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 3rd

Flat/Door: Opposite flat 29 (30000767)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 3rd

Flat/Door: Opposite flat 31 (30000773)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 3rd

Flat/Door: Opposite flat 34 (30000774)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 3rd

Flat/Door: Opposite meter cupboard (30000772)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 4th

Flat/Door: Meter cupboard 4th (30000764)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 4th

Flat/Door: Opposite flat 35 (30000763)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 4th

Flat/Door: Opposite flat 36 (30000765)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 4th

Flat/Door: Opposite flat 38 (30000766)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 4th

Flat/Door: Opposite flat 39 (30000760)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 4th

Flat/Door: Opposite flat 42 (30000759)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 4th

Flat/Door: Opposite meter cupboard (30000761)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 4th

Flat/Door: Opposite stairs (30000762)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 5th

Flat/Door: Meter cupboard 5th (30000752)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 5th

Flat/Door: Opposite flat 43 (30000753)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 5th

Flat/Door: Opposite flat 45 (30000757)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 5th

Flat/Door: Opposite flat 47 (30000758)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property:	Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,
Floor Location:	5th
Flat/Door:	Opposite lift
Door Type:	Cross Corridor Door
Access Gained:	Yes
Date Visited:	06/03/2025
Categories:	
Action Required:	
Overall Comments:	
Priority:	Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 5th

Flat/Door: Opposite meter cupboard (30000756)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: 5th

Flat/Door: Opposite stairs (30000755)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property:	Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,
Floor Location:	Ground
Flat/Door:	Cleaners cupboard (30000835)
Door Type:	Communal Door
Access Gained:	Yes
Date Visited:	14/03/2025
Categories:	
Action Required:	
Overall Comments:	
Priority:	Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: Ground

Flat/Door: Managers office (30000799)

Door Type: Communal Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property:	Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,
Floor Location:	Ground
Flat/Door:	Meter cupboard ground (30000793)
Door Type:	Meter Cupboard
Access Gained:	Yes
Date Visited:	06/03/2025
Categories:	
Action Required:	
Overall Comments:	
Priority:	Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: Ground

Flat/Door: Opposite cleaners cupboard (30000797)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: Ground

Flat/Door: Opposite cleaners cupboard (30000798)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: Ground

Flat/Door: Opposite flat 1 (30000794)

Door Type: Cross Corridor Door

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: Ground

Flat/Door: Opposite flat 1 (30000795)

Door Type: Meter Cupboard

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: Ground

Flat/Door: Opposite flat 1 (30000796)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable



Door Summary

Property:	Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,
Floor Location:	Ground
Flat/Door:	Opposite flat 4 (30000792)
Door Type:	Cross Corridor Door
Access Gained:	Yes
Date Visited:	06/03/2025
Categories:	
Action Required:	
Overall Comments:	
Priority:	Tolerable



Door Summary

Property: Hughenden Court, Mount Pleasant Road, Hastings, East Sussex,

Floor Location: Ground

Flat/Door: Opposite flat 7 (30000791)

Door Type: Door To Staircase

Access Gained: Yes

Date Visited: 06/03/2025

Categories:

Action Required:

Overall Comments:

Priority: Tolerable