

NORTH WALES FIRE SERVICE

NOTE FOR FILE

CATEGORY OF INSPECTION: C9 (S)
NAME AND ADDRESS OF PREMISES: KINMEL HALL, ST GEORGE, ABERGELE
FILE NUMBER: C04-272
DATE OF INSPECTION: 1st SEPTEMBER 1998
LEGISLATION: HOUSING ACT 1985
INSPECTING OFFICER: STN.O. D.M. WILLIAMS
DATE TYPED: 2nd SEPTEMBER 1998

Informed by Mr Wynne Roberts, Housing Enforcement Officer, Conwy County Borough Council, that a member of Staff at the Centre had complained that the fire alarm system was not functioning correctly at the premises. As the Trust are appealing against the 352 Notice Wynne Roberts was unable to visit premises.

Contacted D.O. Selwyn Jones at Headquarters, and informed him of information received. Instructed to visit premises and inspect fire alarm system and check on occupancy.

Visited premises accompanied by A/Stn.O. G.Jones, and met with Mr Stephen Morris, Centre Manager. Following discussions with Mr Morris and explanation for visit, the fire alarm panel was inspected and system tested. No faults were evident at time of inspection. An inspection of the floors did not reveal any missing detector heads or malfunctions. Informed Mr Morris that a Log Book should be maintained recording all tests of fire alarm and any works associated with the system.

At the time of inspection the premises were not occupied, and would only be occupied by Mr Morris and his family from Saturday 5th September 1998 until the 4th October 1998 when a party of people are booked into the Centre.

Informed Mr Wynne Roberts by telephone on 2nd September 1998, also D.O. S.V. Jones, of my findings.

SIGNED: 

STN.O. D.M. WILLIAMS

S T A T E M E N T O F W I T N E S S

STATEMENT OF (name of Witness) Nigel Stuart Wrightson

AGE (Date of birth if under 21 years) Over 21 years

OCCUPATION OF WITNESS Assistant Divisional Officer

ADDRESS Central Division Headquarters, York Road, Llandudno, LL30 2EF

Following the receipt of a complaint regarding the fire safety at Kinmel Hall and after discussions with the then Colwyn Borough Council, Environmental Health Department, I first visited Kinmel Hall on 3rd August 1995 with Mrs Barbara Potter and Mr Wynne Roberts of Colwyn Borough Council, Environmental Health Department. The purpose of the visit was to establish whether Kinmel Hall was a designated premises under the Fire Precautions Act 1971 or a premises that should be dealt with under the Housing Act 1985 by the Borough Council.

We were met at the gate by a Mr Slater who denied us access to Kinmel Hall on that occasion. Access to the Hall was gained on 9th August 1995, on this occasion Divisional Officer Bowles also attended on behalf of the Fire Service. During discussions with Mr Vince it was established that Kinmel Hall was not a designated premises under the Fire Precautions Act 1971 and that the applicable Legislation to Kinmel Hall was the Housing Act 1985 enforced by the Local Borough Council.

A cursory inspection of the premises was then undertaken, the fire precautions were so poor and the risk to life in the event of a fire was so great the Fire Authority used its powers under Section 10 of the Fire Precautions Act 1971 to restrict the provision of sleeping accommodation to the ground floor only, a notice to this effect was served at 1900 hours on 9th August 1995.

Following the production of several reports by the Fire Authority the Section 10 restriction was progressively lifted from the various parts of the premises as remedial fire precautions work were carried out by the occupiers of the Hall. The Section 10 restriction was finally lifted in writing on 1st July 1996.

This statement (consisting of 2 pages, each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if I have wilfully stated in anything which I know to be false or do not believe to be true, I shall be liable to prosecution if it is used in evidence at a Court of Law, and that I may also be charged under the Fire Service (Discipline Regulations, 1985).

Dated the 21st day of August 1996

Signed: NW

ADO N.S. Wrightson

MJ/NSW/BI/
C2032

1st July 1996

Kinmel Hall Christian Trust
Kinmel Hall
St George
Abergele
LL22 9DA

Dear Sir,

FIRE PRECAUTIONS ACT 1971
SECTION 10 - PROHIBITION NOTICE


PREMISES: Kinmel Hall,
St George,
Abergele,
LL22 9DA

FILE NO: C2032

With regard to the Prohibition/Restriction Notice, Serial No: 0003, served on the 9th August 1995 to the above premises by North Wales Fire Service and as a result of a subsequent inspection on 27th June 1995 by ADO N.S. Wrightson the conditions giving rise to that Notice being served no longer exist.

I am therefore pleased to inform you that the said Notice is withdrawn.

Yours faithfully,



DIVISIONAL FIRE SAFETY OFFICER

APPENDIX B

File

ADO N.S. Wrightson
MJ/NW/BI/C2032

Kimmel Hall Christian Trust
Kimmel Hall
St George
Abergele
LL22 9DA

1st July 1996

Dear Sirs,

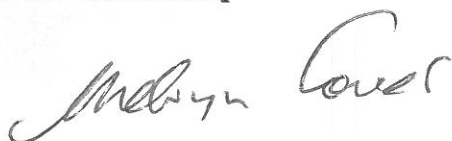
FIRE PRECAUTIONS ACT 1971

Please find enclosed written confirmation of the removal of the Section 10 Notice issued on Kimmel Hall.

The removal of the Section 10 should not be taken as an indication that the Fire Authority are satisfied with fire precautions at Kimmel Hall.

You are strongly advised to implement immediately the requirements contained in the Notice issued by the Local Authority under Section 352 of the Housing Act 1985.

Yours faithfully



DIVISIONAL FIRE SAFETY OFFICER

Copy to: Senior Fire Safety Officer, H.Q.
Director of Public Protection
Civic Centre, Colwyn Bay, LL29 8AR
(for the attention of Barbara Potter)

**GWASANAETH TAN GOGLEDD CYMRU
NORTH WALES FIRE SERVICE**

A.V. JONES QFSM GFireE
Prif Swyddog Tan / Chief Fire

Ffordd Y Gannau
Y Rhyl
Chwyd LL18 3PL

Coast Road
Rhyl
Chwyd LL18 3PL

☎ (01745) 343431
Ffacs/Fax (01745) 343257

Gofynnwch am/Ask for -

Ein cyf/Our ref -

Eich cyf/Your ref -

Dear Sir,

FIRE PRECAUTIONS ACT 1971

SECTION 10 - PROHIBITION NOTICE

PREMISES: *Kimmer Hall*

ST GEORGE

ROBBERIE

LL22 9DA

FILE NO: *C2032*

With regard to the Prohibition/Restriction Notice, *Scum* File No: *0003* served on

the *9 AUGUST 1985* to the above premises by North Wales Fire Service and

as a result of a subsequent inspection on *27/6/85* *27 JUNE 1995*

by *ADD N.S. WILKINSON* the conditions giving rise to that Notice

being served no longer exist.

I am therefore pleased to inform you that the said Notice is withdrawn.

Yours faithfully

CHIEF FIRE OFFICER

APPENDIX B

File

Stn.O. N.Wrightson
MJ/NW/BI/
C2032/3

24th June 1996

Kinmel Hall Christian Trust
Kinmel Hall
St George
Abergele
LL22 9DA

For the attention of Mrs F. A. Hughes

Dear Madam,

FIRE PRECAUTIONS ACT 1971

PREMISES: Kinmel Hall, St George, Abergele, LL22 9DA

I refer to your fax dated 19th June 1996 regarding the recent visit to Kinmel Hall, and would like to clarify the situation with the fire alarm system.

Concern is expressed that the indicator panel did not show a fault situation when an obvious defect had occurred in the system. Therefore questions are raised to the reliability of the fire detection system.

To enable the Section 10 restriction to be lifted from Kinmel View (3rd floor Kinmel Hall) the Fire Authority must have every confidence in the reliability of the automatic fire detection system, it is important that the completed form (original copy) for the fire alarm/detection system is given to A.D.O. Wrightson when he attends your premises on Wednesday 26th June 1996.

Failure to do so may result in the Section 10 restriction remaining in force.

Yours faithfully,



DIVISIONAL FIRE SAFETY OFFICER

Copy to: Director of Public Protection
Civic Centre, Colwyn Bay, LL29 8AR
(F.A.O. Barbara Potter)



KINMEL HALL

Kinmel Hall Engineering House
Rwyd Cymru No. 20481

Gwasanaeth Tân ac Achub
Fire and Rescue Service

Simon A Smith

Prif Swyddog Tân / Chief Fire Officer

Tel: 01492 833450

Your ref: MJ/NH/PI/02032

A.D.O. Wrightson,
Divisional Fire Safety Officer,
North Wales Fire Service,
100 Road,
Llandudno, Gwynedd,
LL50 2EF.

19th June, 1996.

Dear A.D.O. Wrightson,

We are writing to confirm your visit to Kinmel Hall as arranged, in company with your colleague Mr. Kevin Smith.

You have asked the Trust to give certain undertakings and we are happy so to do:

- a) That the 4th Floor is to be used only for storage. You saw that this is in fact the present use when you visited the rooms this morning.

At no time will anyone be authorised to use the 4th Floor domestically or to sleep in the rooms on this floor. We trust this is a sufficiently categorical undertaking for your purposes.

- b) That two rooms on the corridor leading from the 3rd Floor to the 4th Floor are taken out of service with immediate effect. This will remain the case until otherwise directed by yourselves or the local authority.

- c) The Fire alarm system was serviced last week and the system tested early this morning. It was found that the board was and is working. All the components are in good order. The only problem was that the board would appear to have been a malfunction. The board is now working and will be replaced.

KINMILL HALL

147-60748
147-60749
147-60750
147-60751

147-60748 x 147-60751

Telephone: Mold 01352-759862
Mobile Phone: 0836-744824

24 Hour
Emergency

A J ELECTRICAL SERVICES

National Inspection Council for
Electrical Installation Contracting



APPROVED CONTRACTOR

A. J. SWEDE
109 PARC HENDY
MOLD
CLWYD CH7 1TT

TEL:

P103

FIRE SERVICE

OF FIRE ALARM SYSTEM

AND ESCAPE ROUTES

ABERGELE

INCLUDING THE VIEW

The system is operational and has been checked and tested in accordance with BS 5839, Part 1: 1988.

Clause 27

Extension and alterations to an existing system.

Subclause 29.2.6

Quarterly inspection and test.

Subclause 29.2.7

Annual inspection and test.

Subclause 29.2.8

Wiring check.

Subclause 29.3.2

Servicing after a fire.

Subclause 29.3.3

Servicing following a false alarm.

Subclause 29.3.3

Servicing following excessive false alarms.

Subclause 29.3.4

Servicing following a fault.

Subclause 29.3.5

Servicing following a pre-alarm warning.

Subclause 29.3.7

Other non-routine attention (specify).

Delete if not applicable.

Signed: [Signature] Status: NICEIC Date: 26.6.96

for and on behalf of (user or service organisation)

KIMMEL HALL CHRISTIAN TRUST

Contacted by telephone 1415 hrs on 27.6.96

that system ok.

[Signature]

28TH JUNE 1996

NOTE FOR FILE
C2032 / C04-272

A.D.O. N S WRIGHTSON

REMOVAL OF SECTION 10 FROM KINMEL HALL

Attended
~~Attached~~ Kinmel Hall at 1715 hours on Thursday 27th June 1996 with Station Officer T Edwards.

Verbally removed Section 10 restriction but informed Mr Vince via telephone that although the Section 10 was being lifted the fire service were not happy with the standard of fire precautions in the premises and strongly recommended that the works required by the Council in their 352 notice be implemented immediately. This was also explained to ~~Philip~~

Mr Vines, Son ~~Philip~~ who was in attendance at the hall.

A.D.O. N S WRIGHTSON

Stn.O. N.S. Wrightson

MJ/NW/HEA/
C2032

14th June 1996

Kinmel Hall
Christian Trust
Kinmel Hall
St. George
Abergele
LL22 9DA

Dear Sir,

KINMEL VIEW AND KINMEL COURT

I refer to your letter dated 10th June 1996 requesting an inspection to be carried out of the third floor of Kinmel Hall known as 'The View'. An appointment has been confirmed for Wednesday 19th June 1996 at 10.00am.

The final paragraph of the letter request that Kinmel Court is inspected to provide a schedule of recommendations.

At the meeting held at Kinmel Hall on 9th August 1995 attended by representatives of the Local Authority, the Fire Authority and Mr Edmund Vince, it was established that Kinmel Hall was the responsibility of the Local Authority.

It has always been our understanding that Kinmel Court was out of use due to damage. Before that section is put back in use the Local Authority should be consulted regarding the matter.

Yours faithfully,

**DIVISIONAL FIRE SAFETY OFFICER**

File

ADO. N.S. Wrightson

MJ/NW/BI/
C2032

Kinmel Hall
Christian Trust
Kinmel Hall
St. George
Abergele
LL22 9DA

19th June 1996

Dear Sir,

FIRE PRECAUTIONS ACT 1971

PREMISES: Kinmel Hall, St George, Abergele, LL22 9DA

I refer to the meeting between Mr Vince and ADO Wrightson on Wednesday 19th June 1996, and confirm the following.

Prior to the Section 10 restriction being removed from the upper floor the recommendations contained in my report dated 1st December 1995 are to be completed in full. A written undertaking should be supplied to confirm that accommodation will not be provided on the fourth floor and bedrooms 5 and 6 in the corridor on the third floor.

Additionally it was noted during the inspection that an indicator light was illuminated on a smoke detector in a corridor on the third floor. It is imperative that the fire alarm and automatic fire detection is functioning correctly, therefore the entire fire alarm system must be checked by a competent fire alarm engineer, and the attached "Certificate of Testing of Fire Alarm" completed and returned to the above address.

The appointment for 2.00pm Wednesday, 26th June 1996, is confirmed.

Should you require clarification of any matter mentioned above, please do not hesitate to contact the Inspecting Officer.

Yours faithfully,



DIVISIONAL FIRE SAFETY OFFICER

Copy to: Director of Public Protection
Civic Centre, Colwyn Bay, LL29 8AR
(F.A.O. Barbara Potter)

KINMEL HALL

Kinmel Hall Christian Trust
Reg. Charity No 270383

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

A.D.O. Wrightson,
Clwyd Fire Service,
Central Office,
Llandudno.

18th June, 1996.

Dear Mr. Wrightson,

Thank you for your letter 14th June which we received today. Any correspondence to you is always copied to the local Authority as at this stage they, of course, are inevitably involved.

As far as Kinmel Court is concerned, you are quite correct that Kinmel Court has been out of use due to damage, but it is needed in the foreseeable future and work to bring at least the ground floor into use is in hand. This does not involve any building regulation or other work at this stage.

Sincerely,



Correspondence to the Trust

cc. Mrs. Barbara Potter,
Colwyn Borough Council,
c/o Trebrike, Esq.,
Building Control.

File

KINMEL HALL

Kinmel Hall Christian Trust
Reg. Charity No 279383

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

A.D.O. Wrightson,
Clwyd County Council,
Fire Brigade Headquarters,
Coast Road,
Rhyl, Clwyd, LL18 3PL.

10th June, 1996.

Dear A.D.O. Wrightson,

Kinmel View

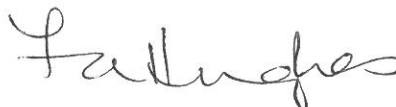
We are writing to ask for a preliminary inspection of The View to enable the remaining restriction to be lifted.

A considerable amount of work has been executed in fixing new stops, glued and screwed etc., together with the preparation for the new staircase. The five additional fire doors and frames with intermittent strips are on site to be fixed in accordance with the plans that were prepared.

An inspection mid-week next week would be appreciated. A group is booked in for the end of June where it will be necessary for this accommodation to be used and your reasonable requirements satisfied.

In addition will you also at the same time inspect Kinmel Court to schedule your recommendations. It may be necessary to use the ground floor of Kinmel Court in addition to other approved areas. Work is in progress on decorations but we would wish you to inspect this area in any event.

Yours sincerely,



Correspondent to the Trust.

cc. Mrs. Barbara Potter,
Colwyn Borough Council.

KINMEL HALL

Kinmel Hall Christian Trust
Reg. Charity No 279383

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

Your ref: EWR/DL/3660/HG NDM

G.W. Griffiths, Esq.,
Assistant Director
Private Sector Housing,
Conwy County Borough Council,
Civic Centre,
Colwyn Bay, Clwyd,
LL29 8AR.

29th April, 1996.

Dear Mr. Griffiths,

Thank you for your letter 24th April and for confirming that the work had commenced.

It was not for our Honorary Consultant or anyone else to challenge your Officers in the execution of their work. We do, intend, however, to follow through with our Appeal.

In due course we expect to have the law, as it is being applied to Kinmel Hall, altered. Accordingly we have written to the Secretary of State for the Environment.

Thank you for your help.

Yours sincerely,



Correspondent to the Trust

PUBLIC PROTECTION DEPT. PRIVATE SECTOR HOUSING				
RECEIVED 30 APR 1996				
AD (PSH)	PRO	PBCO	PHD	ADMIN
			BAP	

KINMEL HALL

Kinmel Hall Christian Trust
Reg. Charity No 279383

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

Mrs. Barbara Potter,
Environmental Health Department,
Colwyn Borough Council,
Civic Centre,
Colwyn Bay, Clwyd,
LL29 8AR.

27th April, 1996.

Dear Mrs. Potter,

I enclose a copy of Notice of Application concerning the Trust's Appeal. I do apologise for an oversight in not letting you have a copy before this.

Yours sincerely,

Fallagher

Correspondent to the Trust

PUBLIC PROTECTION DEPT				
DIRECTOR HQ				
30 APR 1996				
AD	PRO	PECO	ADRA	ADRA

KINMEL HALL NOTE

Kinmel Hall Christian Trust
Reg. Charity No 279383

The Chief Clerk,
The Court Service,
Rhyl County Court,
Clwyd Street,
Rhyl, Clwyd,
LL18 3LA.

Will you please pass
this letter to the District
Judge for the
Hearing at
11.30 today

MOST URGENT

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

19th April, 1996.

MOST URGENT

Dear Sir,

Kinmel Hall Christian Trust v. Colwyn B.C.
Case No. RL600292 - Hearing today

We are writing following a meeting with the Council's representative, Mr. Wynne Roberts, this morning, at 10 a.m., to ask for at least one month's adjournment of the hearing for directions this morning.

Despite the fact that Kinmel Hall Christian Trust is appealing, a formal start has been made which has been acknowledged by Mr. Wynne Roberts accompanied by his assistant, Rhian, this morning.

A further reason for asking for an adjournment is that the Council do not appear to have received a copy of the Notice of the hearing for directions, certainly as far as Mr. Wynne Roberts is aware.

We apologise for any inconvenience, particularly the lateness of this respectful request.

Many thanks.

Yours sincerely,

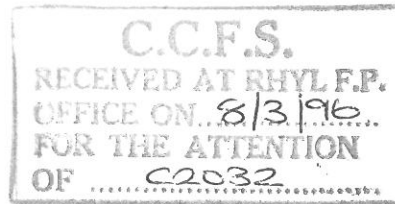
F. Hughes

Correspondent for the Trust.

✓ cc. Mrs. Barbara Potter,
Senior Housing Officer,
Colwyn Borough Council.

KINMEL HALL

Kinmel Hall Christian Trust
Reg. Charity No 279383



ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

A.D.O. Wrightson,
Clwyd County Council,
Fire Brigade Headquarters,
Coast Road,
Rhyl, Clwyd,
LL18 3PL.

5th March, 1996.

Dear A.D.O. Wrightson,

We are writing to record our thanks for the "routine visit" to Kinmel today in company with your colleague, S.O. Merrion. Congratulations on your promotion.

Thank you for letting us know you will soon be contactable and located at Llandudno. Thank you too for the Fire Precautions Log Book. We had not received one previously.

Would you be good enough to post a second copy to The Rev. John and Mrs. Mimi Combe, Managers at Kinmel Hall, in the accompanying stamped, addressed envelope. The reason is that we would wish from the London Office to use the one you gave our Honorary Consultant to monitor and ensure the weekly routine is followed. Your visit, of course, has been recorded in our book and will be when the second log book is received at Kinmel Hall.

We will contact you in due course when further work is executed to the Third Floor.

Thank you for your help.

Yours sincerely,

Correspondent to the Trust

Log book sent
to Kinmel Hall
14/3/96
B.P.

24/6/96.

C2032.

CO4-272

KINMEL HALL

Kinmel Hall Christian Trust
Reg. Charity No 279383

0097.

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

Deputy Divisional Commander David Jones,
North Wales Fire Service,
Central Division,
York Road,
Llandudno, Gwynedd,
LL30 2EF.

20th June, 1996.

Dear D.D.C. Jones,

Your colleague, Nigel Wrightson, visited Kinmel Hall on one of his routine visits yesterday morning.

You will remember that over seventeen years Kinmel Has been a fire officers place to train, as well as familiarising themselves with Kinmel Hall. The last occasion was a major exercise with your main turntable appliance and extensions, going right up to the main roofs.

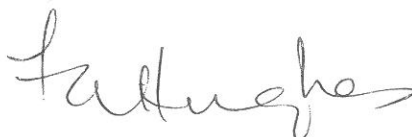
On occasions over the years the Fire Brigade have also assisted in a rapid filling of the swimming pool (with our metered water) for two reasons - it is a back-up water supply and also part of training if in future such a need to use that supply ever arose.

The pool has had to be emptied for cleaning but now needs refilling early next week for a sizable group coming into Kinmel on Thursday. There is no way that with a half-inch pipe the pool can be filled within this period. A.D.O. Wrightson, when approached, indicated you were the Officer to contact.

Any expense in fuel the Trust will willingly reimburse to the Authority.

If you can help it would be much appreciated.

Yours sincerely,



Correspondent to the Trust

KINMEL HALL

File - 100-100-100-100
Fax - 100-100-100-100

ST. GEORGE
APRIL 1996
11 22 90X

11 22 90X

S.D.O. Writings,
Divisional Police Station,
North Water Lane, London,
York Road,
London, England,
11 22 90X.

11 22 90X

Dear Sir,

I am writing to you regarding the matter of the

11 22 90X

11 22 90X

Yours sincerely,

[Handwritten signature]

11 22 90X

KINMEL HALL

Kinmel Hall Christian Trust
Reg. Charity No 279383

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

Wynne Roberts, Esq.,
Environmental Health Department,
Colwyn Borough Council,
Civic Centre,
Colwyn Bay, Clwyd,
LL29 8AR.

19th April, 1996.

Dear Wynne Roberts,

Thank you for kindly coming this morning, accompanied by your Assistant Rhian.

Our honorary representative was pleased to be able to show you that a formal start had been made to the Schedule of Works, despite the fact that an appeal is in progress.

An additional reason, which has not yet been set out for the appeal, is that Kinmel is a rather unique place and to apply a standard for rooms of the size and height, which would also be applied to a Parker Morris standard for instance, is totally unrealistic. For instance, if four people were in such a room with a height of 7'6" or 8'0", it would be obviously unreasonable to put an additional body in, but with rooms the size of Kinmel with twice or two and a half times the height of a Parker Morris regulation room ^{should mean} that a number of extra bodies per those particular rooms in Kinmel should be allowable.

The standard, we understand, that you have applied and quite rightly, because you have no other standard, would equally apply for the "doss" house in Colwyn Bay or Rhyl, where people are smoking themselves to death and, and this again has not been taken into account as far as Kinmel is concerned, where no smoking or consumption of alcohol is allowed whatsoever.

We are sure, on reflection, you and Mrs. Barbara Potter, your senior colleague, will want to adjust many of the "numbers" that have so far been applied.

Thank you for your help.

Yours sincerely,

T. Hughes

Correspondent to the Trust

cc. Rhyl County Court

IN THE RHYL COUNTY COURT

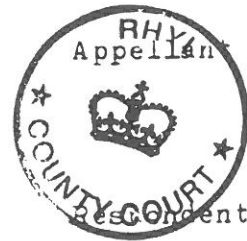
Case No. RL600292

B E T W E E N:

KINMEL HALL CHRISTIAN TRUST

- and -

COLWYN BOROUGH COUNCIL



NOTICE OF APPLICATION

TAKE NOTICE that the Appellant applies to Appeal Notices by the Respondent in relation to Section 352 and 354 of the Housing Act 1985 on the following grounds:

1. It is the belief of the Appellant that Kinmel Hall is being victimised and its numbers limited without warrant.
2. Whilst there is not a prohibition to use the premises its use is being unreasonably limited.
3. At the same time the demand upon these premises for a standard of fire protection beyond most premises in the whole of North Wales appears to be excessive.
4. It is the view of the Trust that if these standards were applied to all establishments in North Wales it would lead to widespread closure of businesses and establishments.
5. It is noted that a fifteen months time frame has been granted, nevertheless for a charitable institution, let alone most commercial establishments, its enforcement is unreasonable.
7. Kinmel Hall has, despite its size, more escape routes than required by the Fire Authority or any other authority. Kinmel Hall has not suffered any incident of any kind in seventeen years of operation.
8. This appeal is not a reflection upon officers concerned, who have always shown courtesy and consideration, as indeed the staff and representatives of Kinmel Hall have shown to the officers. Nevertheless it is the view of the Trust, especially in the light of adverse publicity of a former trustee, that there is a hidden agenda.

DATED this 19th day of January 1996

Signed:

[Signature]
Correspondent to the Appellant

(15)

[Handwritten signature]

KINMEL HALL

Kinmel Hall Foundation Trust
Reg. Charity No 279383

5660
ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

The Chief Clerk,
Magistrates Court,
The Court House,
Grove Road,
Denbigh, LL16 3UU.

23rd January, 1996.

Dear Sir,

We are writing to inform you that we are appealing two Notices under Section 352 and Section 354 issued by the Colwyn Bay Council in respect of premises at Kinmel Hall.

We are not sure what the procedure is but we would appreciate it if there is a prescribed form you can send to us by return of post.

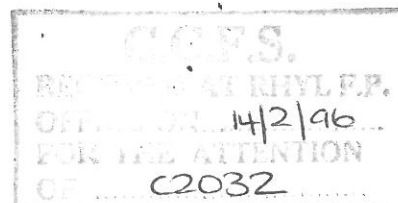
Thank you.

Yours sincerely,

Fallinoghes

Correspondent to the Trust.

✓ co. Mrs. Barbara Potter,
Colwyn Borough Council.



Note: If there is any other section or information would you please let us know a.s.a.p.

3660

KINMEL HALL

Kinmel Hall Christian Trust
Reg. Charity No 279383

CHIEF ENVIRONMENTAL HEALTH OFFICER		30 JAN 1996
RECEIVED		31 JAN 1996
ENG 448		
Chief Clerk	EHO	ADMIN
Denbigh Magistrates Court		
The Court House,		
Grove Road,		
Denbigh, LL16 3UU.		

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

The Chief Clerk,
Denbigh Magistrates Court,
The Court House,
Grove Road,
Denbigh, LL16 3UU.

noted - File Please

23rd January, 1996.
30.1.96. Tele from Denbigh Mag Court. - advised appeal to be made to County Court. They are to advise Mrs F.A. Hughes of ~~the~~ where to direct appeal.

Dear Sir,

We are writing to appeal the Notice served on the Trust dated 22nd January, by Colwyn Borough Council.

BAS.

It is the belief of the Trust that Kinmel Hall is being victimised and its numbers limited without warrant.

Whilst there is not a prohibition to use the premises its use is being unreasonably limited. At the same time the demand upon these premises for a standard of fire protection beyond most premises in the whole of North Wales appears to be excessive.

It is the view of the Trust that if these standards were applied to all establishments in North Wales it would lead to wholehearted closure of businesses and establishments.

It is noted that a fifteen months time frame has been granted, nevertheless for a charitable institution, let alone most commercial establishments, its enforcement unreasonable.

Kinmel Hall has, despite its size, more escape routes than required by the Fire Authority or any other authority. Kinmel Hall has not suffered any incident of any kind in seventeen years of operation.

This appeal is not a reflection upon officers concerned, who have always shown courtesy and consideration, as indeed the staff and representatives of Kinmel Hall have shown to the officers. Nevertheless it is the view of the Trust, especially in the light of adverse publicity of a former trustee, that there is a hidden agenda.

Yours sincerely,

F.A. Hughes

Correspondent to the Trust

✓ cc. Mrs. Barbara Potter
Colwyn Borough Council
Environmental Health

VAT Reg. No. 621 8517 49

please pass on!

SIR CLWYD

COUNTY OF CLWYD

enbar, Llysoddd Ynadon
Dryn a Dyffryn Clwyd
YDDFA CLERC YR YNADON
LYSDY
N GOCH
JBYCH, CLWYD, LL18 3UU

n: Dinbych (01745) 812651/814154/812683
ce: (01745) 816278



Petty Sessionsal Divisions of
Colwyn and Dyffryn Clwyd

MAGISTRATES' CLERK'S OFFICE
THE COURT HOUSE
GROVE ROAD
DENBIGH, CLWYD, LL18 3UU

Tel: Denbigh (01745) 812651/814154/812683
Fax: (01745) 816278

ALAN LLOYD JONES

Solicitor,
Cyfreithwr,

Clerk to the Justices.
Clerc yr Ynadon.

Correspondent to the Trust
Kimmel Hall
St George
ABERGELE
Clwyd LL22 9DA

Fy Nghyl/My Ref
Eich Cyl/Your Ref
Dyddiad/Date

SH/AH

31 January 1996


Pan yn galw gofynnwch am:
When calling please ask for:

Est.
Ext.

Dear Sir

With reference to your letter dated 23rd January 1996. I have been in touch with Colwyn Borough Council, I understand that the Notices referred to are in relation to Section 352 and 354 of the Housing Act 1985. I would inform you that any appeal against the Notices should be made to the County Court.

Yours faithfully


S M Harris
Principal Assistant

CHIEF ENVIRONMENTAL HEALTH OFFICER	
- 8 FEB 1996	
GWG	ADMIN
BRP	
CLW	

NMEL HALL

Nmcl Hall Christian Trust
Reg. Charity No 279383

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 833450

The Chief Clerk,
Rhyl County Court,
Brighton Road,
Rhyl, Clwyd,
LL18 3HR.

5th February, 1996.

Dear Sir,

We are writing to enclose copies of correspondence with
Denbigh Magistrates Clerk's Office.

Will you please note our Appeal and advise any special
procedure. Thank you.

Yours sincerely,

Faldupe

Correspondent to the Trust.

cc. Mrs. Barbara Potter,
Colwyn Borough Council.

CHIEF ENVIRONMENTAL HEALTH OFFICER					
RECEIVED - 8 FEB 1996					
<i>BAP</i>					
					ADMIN



C. D. BARKER LL.B (Hons)
Chief Executive & Town Clerk/
Prif Weithredwr a Chlerc y Dref

R. N. SQUIRE F.I.E.H., F.R.S.H.
Chief Environmental Health Officer/
Prif-Swyddog Iechyd Amgylchedd

Colwyn

Our Ref: / Ein Cyf: EWR/IG/3660/HG NDM MOE

Please Reply to: / Atebwch i: Mr E W Roberts

Your Ref: / Eich Cyf:

Tel. Extension: / Est. Tel: 5217

16th January 1996

Chief Fire Officer
Fire Prevention Section
Clwyd Fire Services
Coast Road
RHYL

County of Clwyd Fire Service

Date 18 JAN 1996

C.F.O.s. C.F.O.

For the attention of S.F.D.

C.C.F.S.
RECEIVED AT RHYL F.I.
OFFICE ON 19.1.96
FOR THE ATTENTION
OF C2032

Dear Sir

Re: Housing Act 1985 (as amended)
Means of Escape
Kimmel Hall, St George, Abergele

I enclose copies of the statutory notices which were served at 12.00pm on 15th January 1996 on the 5 trustees of Kimmel Hall Christian Trust under the provisions of Section 352 of the Housing Act 1985. A copy of the notice of intention to limit by direction the number of occupants of the Hall was also served (copy enclosed).

The Trustees have 21 days to make an appeal against the Section 352 notice and 7 days to make appeal against the direction notice.

The following parties listed below have been informed of our action.

1. CADW, Cardiff Welsh Historical Monuments.
2. Coopers & Lybrand Leeds - Receivers
3. Lloyds Bank Plc, Bristol - Mortgagees.
4. Skipton Building Society, Skipton - Mortgagees.
5. Executors of David Featherstonehaugh, C/o Strutt & Parker, Chester - Freeholder
6. Rev J & Mrs M Coombe, Kimmel Hall - Occupants
7. Rev E Vince & Mrs M Vince, Kimmel Hall - Occupants
8. Mr and Mrs M Holt, Kimmel Hall - Occupants.

Cont/.....

CYNGOR BWRDEISDREF COLWYN BOROUGH COUNCIL

Civic Centre, Colwyn Bay, Clwyd LL29 8AR
Tel: (01492) 515271 Fax: (01492) 512637
DX 20775 OLD COLWYN

Canolfan Ddinesig, Bae Colwyn, Clwyd LL29 8AR
Ffon: (01492) 515271 Fax: (01492) 512637
DX 20775 HEN GOLWYN

KINMEL HALL

Kinmel Hall Education Trust
Reg. Charity No 279383

ST GEORGE
ABERGELE
CLWYD
LL22 9DA

Tel: 01745 893450

R. Tiedtke, Esq.,
Building Control,
Colwyn Borough Council,
Civic Centre,
Colwyn Bay, Clwyd,
LL29 8AR.

18th January, 1996.

Dear Mr. Tiedtke,

We are writing following receipt of letter and notice from Mrs. Barbara Potter and Mr. Wynne Roberts. Apparently you have been consulted in regard to these matters.

The Trust is considering an appeal generally, although it is minded to carry out certain works. It has been decided to carry out the works step by step.

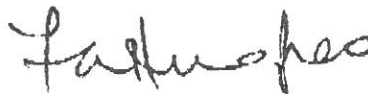
Will you please let us have two dozen full sets of application forms. It is the intention to do what is required piece by piece and where Building Control may be involved to submit application accordingly.

The reason is two fold: one, limit the cost of fees and two, to prevent confusion which is likely to result if the whole of the works is attempted in one go.

Is there any appeal procedure in Building Control terms? The reason for the enquiry is that "you know who" used to like "relaxation" which apparently is not allowed now under the Act.

Thank you and all good wishes to you and your colleagues for the New Year.

Yours sincerely,



Correspondent to the Trust

* cc. Mrs. Barbara Potter and Wynne Roberts *

W
C. D. BARKER LL.B (Hons)
Chief Executive & Town Clerk/
Prif Weithredwr a Chlerc y Dref

R. N. SQUIRE F.I.E.H., F.R.S.H.
Chief Environmental Health Officer/
Prif-Swyddog Iechyd Amgylchedd

Colwyn

in Cyf:

EWR/MAW/3660/HG SHA *

Please Reply to: / Atebwch i:

Mrs B Potter

Eich Cyf:

Tel. Extension: / Est. Tel:

Mr E W Roberts
5285/5217

HOUSING ACT 1985, SECTION 354(3)

NOTICE OF INTENTION TO LIMIT BY DIRECTION THE NUMBER OF OCCUPANTS OF A HOUSE IN MULTIPLE OCCUPATION

To Ms Hannah Ruth Edwards
c/o Kimmel Hall Christian Trust
Kimmel Hall
St George
ABERGELE
Clwyd

Similar Notice served on
Mrs Florence Amy Hughes
Mr Jacob Peter Vince
Mr Jonathon Steven Fenton-Vince
Group Captain Rod Boggia

All c/o Kimmel Hall Christian Trust
Kimmel Hall
St George
ABERGELE
Clwyd

The lessee of the house in multiple occupation known as Kimmel Hall, St George, Abergele ("the house")

The Colwyn Borough Council, under section 354 of the Housing Act 1985, give notice that they intend to give a direction applying to the house the limit set out in the Schedule below which is the highest number of individuals and households who should, in the Council's opinion and having regard to the requirements of section 352(1A) of the Act, occupy the house part of the house in its existing condition.

The purpose of the limit is to remedy a state of affairs calling for the service of a notice under Section 352 of the Act.

Representations about the proposal described in paragraph 2 above which are made before 22nd January 1996 will be taken into consideration. The Council's address for representations is The Chief Environmental Health Officer, Colwyn Borough Council, Civic Centre, Colwyn Bay, Clwyd, LL29 8AR.

SCHEDULE

(See attached Schedule)


DATED this 15th day of January 1996

D. I. R.

KIMMEL HALL
GEORGE ABERGELE
15 JAN 1996
12 00
E. J. Roberts

I would like to take this opportunity of thanking yourself and your officers of the Fire Prevention Section who have given my officers all assistance possible in the preparation of our action. It has been a pleasure to see the corporate approach which has been shown in what, at times, has been very difficult due to pressure from the Hall Management.

Yours faithfully



R N SQUIRE
Chief Environmental Health Officer



C. D. BARKER LL.B (Hons)
Chief Executive & Town Clerk/
Prif Weithredwr a Chlerc y Dref

R. N. SQUIRE F.I.E.H., F.R.S.H.
Chief Environmental Health Officer/
Prif-Swyddog Iechyd Amgylchedd

Colwyn

Our Ref: / Ein Cyf:

EWR/MAW/3660/HG SHA *

Your Ref: / Eich Cyf:

Please Reply to: / Atebwch i:

Mrs B Potter

Tel. Extension: / Est. Tel:

Mr E W Roberts
5285/5217

HOUSING ACT 1985, SECTION 354(3)

NOTICE OF INTENTION TO LIMIT BY DIRECTION THE NUMBER OF OCCUPANTS OF A HOUSE IN MULTIPLE OCCUPATION

To **Ms Hannah Ruth Edwards**
c/o **Kimmel Hall Christian Trust**
Kimmel Hall
St George
ABERGELE
Clwyd

Similar Notice served on
Mrs Florence Amy Hughes
Mr Jacob Peter Vince
Mr Jonathon Steven Fenton-Vince
Group Captain Rod Boggia

All c/o **Kimmel Hall Christian Trust**
Kimmel Hall
St George
ABERGELE
Clwyd

the lessee of the house in multiple occupation known as **Kimmel Hall, St George, Abergele** ("the house")

1. The Colwyn Borough Council, under section 354 of the Housing Act 1985, give notice that they intend to give a direction applying to the house the limit set out in the Schedule below which is the highest number of individuals and households who should, in the Council's opinion and having regard to the requirements of section 352(1A) of the Act, occupy the house part of the house in its existing condition.
2. The purpose of the limit is to remedy a state of affairs calling for the service of a notice under Section 352 of the Act.
3. Representations about the proposal described in paragraph 2 above which are made before **22nd January 1996** will be taken into consideration. The Council's address for representations is **The Chief Environmental Health Officer, Colwyn Borough Council, Civic Centre, Colwyn Bay, Clwyd, LL29 8AR.**

SCHEDULE

(See attached Schedule)

DATED this 15th day of January 1996

signed

Chief Environmental Health Officer

(see notes overleaf)

CYNGOR BWRDEISDREF COLWYN BOROUGH COUNCIL
Civic Centre, Colwyn Bay, Clwyd LL29 8AR Canolfan Ddinesig, Bae Colwyn, Clwyd LL29 8AR
Tel: (01492) 515271 Fax: (01492) 512637 Ffon: (01492) 515271 Fax: (01492) 512637
DX 20775 OLD COLWYN DX 20775 HEN GOLWYN

SCHEDULE

Maximum Number of Individuals

Maximum Number of Households

BASEMENT

0

0

GROUND FLOOR

See Staff Accommodation

FIRST FLOOR

1 Person Bedrooms

Room Nos. 278, 279, 280, 281, 432, 436, 443.

2 Person Bedrooms

Room Nos. 263, A1, 270, 271, 437, 438, 444.

3 Person Bedrooms

Room Nos. 265, 267, 440, 441, 446, 216, 217.

4 Person Bedrooms

Room Nos. 228, 227, 248, 447, 433, 204, 205, 213, 215.

5 Person Bedrooms

Room Nos. 209, 247, 249.

6 Person Bedrooms

Room No. 210

SECOND FLOOR

1 Person Bedrooms

Room Nos. 134, 137, 138, 167, 413, 415, 422, 414, 507, 510, 515, 520, 525.

2 Person Bedrooms

Room Nos. 113, 133, 139, 143, 175, 176, 180, 408, 412, 511, 504.

3 Person Bedrooms

Room Nos. 107, 112, 129, 149, 418, 179, 503.

4 Person Bedrooms

Room Nos. 106, 109, 114, 116, 151, 405, 406.

5 Person Bedrooms

Room Nos. 152, 154, 156, 163, 169, 421.

6 Person Bedrooms

Room No. 111

Contd/.....

CYNGOR BWRDEISDREF COLWYN BOROUGH COUNCIL

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DX 20775 OLD COLWYN

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C. D. BARKER LL.B (Hons)
Chief Executive & Town Clerk/
Prif Weithredwr a Chlerc y Dref

R. N. SQUIRE F.I.E.H., F.R.S.H.
Chief Environmental Health Officer/
Prif-Swyddog Iechyd Amgylchedd

Colwyn

Our Ref: / Ein Cyf:

EWB/MAW/3660/HG SHA *

Your Ref: / Eich Cyf:

Please Reply to: / Atebwch i:

Mrs B Potter

Mr E W Roberts

Tel. Extension: / Est. Tel:

5285/5217

HOUSING ACT 1985, SECTION 352

NOTICE TO EXECUTE WORKS TO MAKE A HOUSE IN MULTIPLE OCCUPATION FIT FOR NUMBER OF OCCUPANTS

Similar Notice served on

To **Ms Hannah Ruth Edwards**
c/o **Kimmel Hall Christian Trust**
Kimmel Hall
St George
ABERGELE
Clwyd

Mrs Florence Amy Hughes
Mr Jacob Peter Vince
Mr Jonathon Steven Fenton-Vince
Group Captain Rod Boggia

All c/o **Kimmel Hall Christian Trust**
Kimmel Hall
St George
ABERGELE
Clwyd

1. You are the person having control of the house in multiple occupation known as **Kimmel Hall, St George, Abergele** ("the house").
2. In the opinion of the Colwyn Borough Council, the house fails to meet such of the requirements in section 352(1A) of the Housing Act 1985 as are set out in Schedule 1 to this notice and, having regard to the number of individuals and households for the time being accommodated there, by reason of that failure, the house is not reasonably suitable for occupation by those individuals or households.
3. In the opinion of the Council, the works specified in Schedule 2 to this notice will make the house reasonably suitable for occupation by 289 individuals and 3 households, being the number which, in the opinion of the Council, the house could reasonably accommodate if the works were carried out.
4. Under section 352(4) of the Act the Council require you to carry out the works and to begin them not later than the **15th day of April 1996** and to complete them within the period of **12 months** of that date.

REPORTED BY: **KIMMEL HALL**
ST. GEORGE ABERGELE
CD: **12 JAN 1996**
AT: **12:00**
BY: **[Signature]**
DESCRIPTION: **1.0**
DATE: **15-1-96**

Contd/.....

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DX 20775 OLD COLWYN DX 20775 HEN GOLWYN

Maximum Number of Individuals

Maximum Number of Households

MEZZAZINE FLOOR
THE LINK AND CLOSE

1 Person Bedrooms
Room Nos. 465, 467, 470, 477, 478, 480, 543,
545, 546.

2 Person Bedrooms
Room Nos. 460, 464, 473, 479, 534, 535, 538, 548.

3 Person Bedrooms
Room Nos. 457, 462, 532, 533, 537.

THIRD FLOOR

1 Person Bedrooms
Room Nos. 23, 28, 35, 36, 38, 45, 56, 62, 5, 74,
83.

2 Person Bedrooms
Room Nos. 47, 58, 75, 4.

3 Person Bedrooms
Room Nos. 66, 72, 81.

FOURTH FLOOR - THE VIEW

0

0

STAFF ACCOMMODATION

The Caretaker Flat, Ground Floor

1 Household

Garden House, (Hall Manager)
Ground, First, Second Floor

1 Household

Victoria Suite, First Floor

1 Household

2 Staff Bedrooms within The Link
(1 person rooms)

Clarendon Flat, First Floor, 2 Persons

SCHEDULE 1

Requirements in section 352(1A) of the Housing Act 1985 which the house fails to meet:-

1. Absence of adequate means of escape in case of fire
2. Absence of other fire precautions
3. Insufficient water-closets/bathrooms which are suitably located
4. Insufficient washing facilities

(See attached Schedule/Specification & Plans)

SCHEDULE 2

Specification of works to be carried out
(See attached Schedule)

DATED this 15th day of January 1996

signature 
Chief Environmental Health Officer

(see notes overleaf)