



Recorded Delivery
For the attention of the Company Secretary

Grey GR Limited Partnership
13 Queens Road
Aberdeen
AB15 4YL

Date: 08 March 2024

Enquiries To: [REDACTED]

My Reference: F6 [REDACTED] /10432116

Mobile Tel: [REDACTED]

URGENT – ACTION REQUIRED

To Whom it May Concern

Enforcement Notice

The Regulatory Reform (Fire Safety) Order 2005: Article 30

Premises: Arundel House, 32-54 Arundel Street Portsmouth, PO1 1NL

An authorised inspector visited your premises on **26 January 2024** and evaluated the fire safety provided. The Hampshire & IOW Fire and Rescue Authority is of the opinion that you have failed to comply with a provision / provisions of the Regulatory Reform (Fire Safety) Order 2005 because people were unsafe in case of fire. The schedule to this Notice further explains the provision(s), with which you have not complied.

The serving of this Notice **08 March 2024** and numbered **10807** is necessary to ensure that you adequately protect people in case of fire. This authority has to make sure that you provide safety. The attached schedule sets out what you must do.

Timescale for Completion

You are required to take steps to remedy the matters in the schedule by the **01 July 2024**. My officer will contact you approximately one week before that date to arrange a further visit. You may apply for an extension to the period of time within which you need to remedy the failure(s). The authority will grant / deny additional time according to the efforts you have made. If you require additional time, please contact my officer at your earliest opportunity.

Penalty for Non-compliance

If you do not comply with this Notice, you will have committed an offence and this authority will consider a prosecution against you. A prosecution could lead to you being liable to a fine, imprisonment or both, subject to the Courts.

Route to Appeal

You can legally appeal this Notice. To do so, you must appeal 'by way of complaint for an order to the Clerk to the Magistrates' Court in the area in which the premises are situated', within 21 days from the day on which this notice was served.

The bringing of an appeal has the effect of suspending the operation of this Enforcement Notice until the appeal is finally disposed of or (if the appeal is withdrawn), until the withdrawal of the appeal.

You can comment or make a complaint about how this authority regulated you. Our Complaints procedure which can be found at www.hantsfire.gov.uk/complaints tells you how.

Have Your Say

We would also appreciate feedback on our visit, please feel free to complete our post engagement form, it should take a couple of minutes and all responses are anonymous (unless you provide us with your details). [HIWFRS Fire Safety Post Engagement Feedback Form](#).

Alternative Solutions

If you prefer to use a different solution to bring about safety from fire please contact my officer. If your solution is agreed, this Notice will be withdrawn and another Notice served instead. An alternative approach might enable you to apply an equally appropriate safety solution to better meet your needs. Any alternative you propose must meet the 'outcome(s)' stated in the schedule.

Yours Faithfully


On behalf of, and duly appointed by the Hampshire & IOW Fire & Rescue Authority

Enc:

Schedule to Enforcement Notice

Notes and Standard Terms and Definitions

Important Information – schedule referred to in Enforcement Notice

Notes to this schedule:

The government guidance most suitable to your premises is Sleeping Accommodation guide which can be found at [Fire Safety: Guidance for those with legal duties](#)

Before you make certain changes to the premises, you may have to apply for approval from statutory bodies and/or others having interest in them. If you have doubt about the need for approval, you should ask the relevant body. For example, you may have to apply for approval from a Building Control Body to make 'material alterations' website <http://www.legislation.gov.uk/ukxi/2010/2214/regulation/3/made> tells you how. You might also need to apply for the property owners' permission or for 'listed building consent' website <https://www.historicengland.org.uk/advice/planning/consents/lbc/> among others tells you how.

Item Number 1	
Outcome	This work is necessary to make sure that escape routes (corridors, stairs and doors) can be safely used whenever they are needed.
Action	Ensure that door-sets that can resist fire and smoke for 30 minutes are provided in the following locations: Doors on the means of escape.
	<p>The term 'door-set' refers to the complete element as used in practice:</p> <ul style="list-style-type: none"> • The door leaf or leaves. • The frame in which the door is hung. • Hardware essential to the functioning of the doorset • Intumescent seals and smoke sealing devices. In the case of double doors, you should ensure that they close without affecting the operation of the seals.
Reason	<p>Doors were not capable of preventing the spread of fire for long enough to enable people to escape due to damage, wear, missing components and failure to fully self close.</p> <p>This is contrary to Articles 8(1) and 14(2)(b).</p>

Item Number 2	
Outcome	This work is necessary to provide sufficient escape routes (corridors, stairs and doors) for people.
Suggested Action	Provide a suitable means of smoke ventilation within the means of escape, by making the external door on the top floor open automatically on the activation of the fire alarm system.
Reason	There is no means to vent smoke from the corridor on the top floor that forms the means of escape as the door to the external means of escape does not open automatically. This is contrary to article 8(1) and 17(1)

Item Number 3	
Outcome	This work is necessary to provide sufficient escape routes (corridors, stairs and doors) for people.
Suggested Action	Ensure the glazing that is within 1.8m horizontally or 9m vertically of the metal external staircase is fire resistant to 30 minutes and locked shut.
Reason	People using the external staircase may be affected by a fire breaking through the glazing from a fire in the flat. This is contrary to article 8(1) and 14 (2) (b)

Item Number 4	
Outcome	This work is necessary to provide sufficient escape routes (corridors, stairs and doors) for people.
Suggested Action	The meter cupboards next to the front doors should be locked.
Reason	A fire in the meter cupboard would smoke log the means of escape if the door was open. This is contrary to 8(1) and 14(2)(b)

End of Enforcement Notice