



FAO Inspired Property Management Ltd

6 Malton Way,
Adwick-Le-Street,
Doncaster,
DN6 7FE

Date: 03 November 2022

Enquiries To: [REDACTED]

Mobile Tel: [REDACTED]

My Reference: F6 [REDACTED] /10436189

Your Reference:

Dear Sir / Madame

Letter of Fire Safety Matters

Premises: Parent, Flats, 32 – 54 Arundel Street, Portsmouth, PO1 1NL

I visited your premises on 01 November 2022 and evaluated the fire safety provided. I am of the opinion that some people are at risk in case of fire. You have an ongoing duty to ensure the safety of people. The attached schedule sets out what you need to do.

Timescale for Completion

You should complete the work outlined in the schedule as soon as possible, balancing the need for safety against the demands on your business or undertaking. You should complete the actions and outcomes before the **01 March 2022**. I will visit again and will contact you approximately one month before that date to arrange my next visit.

Consequence for Non-compliance

If you do not address the matters in the schedule (or I find that safety provisions have worsened), the authority may serve an enforcement notice on you. An enforcement notice would legally bind you to do the work.

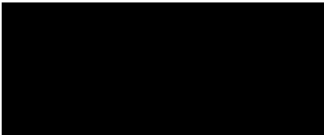
Route to Appeal

You can clarify or challenge what you need to do. You can also comment on my visit. Our website: <http://www.hantsfire.gov.uk/about-us/contact-us/make-a-complaint/>, tells you how.

Alternative Solutions

You might want to use a different solution to meet the outcome(s) stated in the schedule. An alternative approach might enable you to make improvements that better meet your needs. I will be happy to discuss your ideas and suggestions.

Yours Faithfully



Authorised Fire Safety Inspecting Officer
On behalf of, and duly appointed by the Hampshire & IOW Fire & Rescue Authority



Schedule of Fire Safety Improvements

Notes to this schedule:

The government guidance most suitable to your premises is **Purpose Built Block Of Flats** which can be found at: <http://www.cfoa.org.uk/19512>

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 identify significant risks from fire within the premises and to assess the ability of all persons to vacate the premises in an emergency as quickly as possible.
Suggested Action	<p>You should undertake a fire risk assessment and ensure that it is suitable and sufficient in order to identify the fire safety measures that you already have in place and to identify any further fire safety measures that you need to implement.</p> <p>If you identify that additional fire safety measure(s) are required in consequence of the fire risk assessment, then you must provide them.</p> <p>You should record:</p> <ul style="list-style-type: none"> • The significant findings of your fire risk assessment (i.e. what you have done and what you will do to ensure the safety of people in case of fire). • Any people identified as being especially at risk. • The arrangements that you have in place to plan, organise, control, monitor and review the fire safety measures identified within the risk assessment.
Reason	Insufficient consideration was given to determining the risks from fire to persons within the premises as the current fire risk assessment has expired and has not been reviewed.

Item Number 2	
Outcome	This work is necessary to provide sufficient escape routes (corridors, stairs and doors) for people
Suggested Action	Ensure that everyone can evacuate quickly and safely by ensuring that escape routes and stairs are suitably protected and do not put evacuating persons at greater risk of injury.
Reason	<p>The escape route from the top floor which exits over the adjoining roof leading to the external escape stairway was in a state of serious disrepair and poses severe trip hazards whereby the wooden floor raft has perished.</p> <p>There was also a discarded tumble dryer in the escape route which must be kept sterile at all times.</p> <p>This would delay or prevent people escaping quickly and safely from fire.</p>

Item Number 3	
Outcome	This work is necessary to provide sufficient escape routes (corridors, stairs and doors) for people.
Suggested Action	<p>Ensure that the escape routes are kept free from fire and smoke for a period of at least 30 minutes by ensuring:</p> <ul style="list-style-type: none"> • Ensure that doors are not wedged open. • Ensure the external escape route which passes within 1.8 M of non-fire resistant glazing and openings is suitably protected.
Reason	People using the escape routes may be affected by a fire in one of the adjoining rooms. This means that people may not be able to reach safety before being affected by fire and / or smoke.

Item Number 4	
Outcome	This work is necessary to make sure that escape routes (corridors, stairs and doors) can be safely used whenever they are needed.
Suggested Action	<p>Ensure that door-sets that can resist fire and smoke for at least 30 minutes are provided in the following locations:</p> <ul style="list-style-type: none"> • At riser cupboards and service rooms on the escape routes • . The term 'door-set' refers to the complete element as used in practice: <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 door set. • 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 because:</p> <p>The top storey double cupboard door has been damaged around the lock.</p> <p>The single exit route from Flats 1-6 in 32 Arundel street has been forced so that it no longer can close.</p>