

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** 4 Portswood Park - HMO  
**Date:** 05 April 2024 19:51:17

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Hi [REDACTED]

As requested please see attached information below.

We visited 4 Portswood park, Southampton SO17 2EW on 26/3/24 due to fire safety concerns raised through to us which required immediate attention. On arrival the fire alarm panel was showing faults which were able to be rectified and a prohibition was therefore not issued.

We did have [REDACTED] from HMO enforcement present who mentioned the license conditions had expired on 25/3/24. The conditions requested I believe were fire blankets in every room, single point detection in every room and self-closers. This was confirmed as still not in place during this visit by [REDACTED] but no action on failure to comply would be taken.

As a HMO licensed premises this falls under yourselves as the leading authority.

During our visit we were able to confirm Denzel properties are involved with leaders also.

Abbotts Langley details were also seen on the notice board.

We wanted to highlight the concerns we have with this premises a 4 storey converted HMO with a single means of escape for 21 rooms.

Rooms 1-3, 5, 21, 6, 4 and 4A on the ground floor, flats 7-9 on the halfway landing between ground floor and first floor, flats 10, 11 and 16, and 15,14,13, 12 and 19 on the first floor and flats 17 and 18 on the second floor. there is also a basement but as some doors were locked we were not able to locate it.

There were some doors that could also be rooms but no numbers were present on the doors themselves.

During the audit our findings were as follows:

3 different types of fire alarm systems in place (manual call points with sounders in communal areas, single point Detectors and hard wired system that was showing faults)

We also received confirmation from [REDACTED] that they were informed a new FA system was to be installed on 27/10/23 but [REDACTED] has pushed back on this installation and no date rescheduled.

Emergency lighting in place on some floors but not on all floors required as a means of escape.

FA panel is accessible to residents and has wording on how to reset above panel and [REDACTED] confirmed they are resetting without first confirming it is not a fire which is a big concern and advice given to [REDACTED] but am aware others are probably doing the same as they all have access.

No fire action notices present.

Loft hatch also present on FF.

[REDACTED] has electric intake within [REDACTED] which is not sufficiently compartmented and is a fire risk to [REDACTED].

We were only able to access 2 rooms excessive gaps noticed on the bottom of the cross corridor door on the first floor and another room on the ground floor.

Photographs were also taken during this visit that if required we can provide. Any further questions or queries please do not hesitate to contact me.

Kind regards



**Hampshire  
& Isle of Wight**  
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