



For the attention of [REDACTED]
Southampton City Council
Civic Centre
Southampton
SO14 7LY

Date: 08 December 2021

Enquiries To: [REDACTED]

My Reference: F6 [REDACTED] 8616/10785747

Mobile Tel:

Your Reference:

Dear [REDACTED]

Letter of Fire Safety Matters

Premises: SCC, 1-50 Roundhill Close, 46 Roundhill Close, Southampton, SO18 2FU

I visited your premises on 07 December 2021 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 April 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.

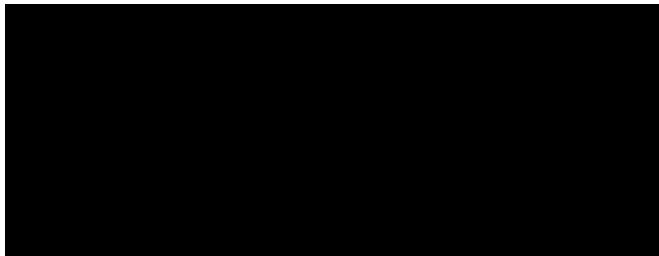
Route to Appeal

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



And on behalf of the Hampshire & IOW Fire and Rescue Authority





Schedule of Fire Safety Improvements

Notes to this schedule:

The government guidance most suitable to your premises is: Building safety advice for building owners, including fire doors - 20 January 2020 which can be found at:

<https://www.gov.uk/guidance/building-safety-programme>.

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.
Suggested Action	<p>Ensure that all doors-sets leading onto a means of escape are properly maintained. This includes corridors, stairways, cupboards and flat front doors.</p> <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 door-set. • Fitted with a positive action self-closing device. • Intumescent seals and smoke sealing devices. <p>You should liaise with the leaseholders of individual flats to achieve adequate maintenance of each individual flat front door.</p>
Reason	<p>The following fire doors were not properly maintained:</p> <ul style="list-style-type: none"> • The flat front doors leading onto escape routes. • Cross corridor doors. <p>This means they may not operate satisfactorily at the moment they are needed most, which could put people at risk in case of fire.</p> <p>This is contrary to Articles 8(1), 10 and 14(2)(b).</p>

Item Number 2	
Outcome	The general fire precautions and fire safety arrangements are not adequate to support the evacuation strategy for the premises. Ensure that the premises are equipped with appropriate fire detectors and alarms to safeguard the safety of relevant persons in the event of a fire.
Suggested Action	Install an automatic fire detection system which is capable of detecting a fire and giving warning within all flats which may be affected by internal fire spread. The appropriate standard for fire alarms is contained within BS-5839. The specification of the alarm system should be informed by the assessments undertaken by a competent person and designed by a competent fire alarm engineer. You may wish to refer to the advice and recommendations contained in the Simultaneous Evacuation Guidance which has been co-ordinated by the National Fire Chiefs Council. The fire safety arrangements should be reviewed and updated following the installation of an alarm system and steps should be taken to ensure the alarm system is subject to a suitable system of maintenance and testing.
Reason	<p>There is a risk of internal fire spread which is detailed in the report undertaken by Independent Fire Inspections Ltd dated November 2021 and reflected in the fire risk assessment undertaken by Tersus dated the 03 December 2021 and as a consequence, the premises can no longer operate with a 'Stay Put' strategy. The responsible person must make and give effect to such general fire precautions as are reasonably required in the circumstances of the case to ensure that the premises are safe, and this included measures in relation to the means of detecting fire on the premises and giving warning in the case of fire on the premises. The current fire safety arrangements to support the change to evacuation strategy are reliant on a Waking Watch undertaking an internal and external patrol of all areas of the premises. An automatic fire detection and warning system is the most reliable mechanism for detecting a fire which may pose a risk to relevant persons and giving warning to all persons who are at risk from a fire on the premises.</p> <p>This is contrary to Article 8(1)(b) specifically in relation to Article 4(1)(e) and Article 13(1) of the Regulatory Reform (Fire Safety) Order 2005.</p>

Item Number 3	
Outcome	The general fire precautions are not adequate to ensure the premises are safe. Take such general fire precautions as are reasonably required to ensure that the premises are safe, specifically measures to reduce the risk of spread of fire on the premises.
Suggested Action	Take action to ensure that remediation work is carried out on the internal structural elements of the building required to prevent the spread of fire on the premises.
Reason	<p>There is a risk of internal fire spread which is detailed in the report undertaken by Independent Fire Inspections Ltd dated November 2021 and reflected in the fire risk assessment undertaken by Tersus dated the 03 December 2021.</p> <p>This is contrary to Article 8(1)(b) and 4(1)(a) of the Regulatory Reform (Fire Safety) Order 2005.</p>

Item Number 4	
Outcome	This work is necessary to help emergency responders understand what to do if fire breaks out.
Suggested Action	You must ensure floor numbers are clearly marked on each landing within the stairways and in a prominent place in all lobbies in such a way as to be visible both in normal conditions and in low lighting or smoky conditions.
Reason	<p>The Grenfell Tower Inquiry Phase 1 report was exhaustive in detail and made a series of findings and recommendations relevant to government. The government accepted in principle all these recommendations. This includes new duties on building owners and managers to: Ensure floors are clearly numbered.</p> <p>Guidance can be found In ADB Volume one 2019 edition incorporating 2020 amendments – for use in England.</p>