



**Recorded Delivery**  
**For the attention of The Company Secretary**  
Freehold Managers (Nominees) Limited  
250 Bishopsgate  
London  
EC2M 4AA

Date: 23 February 2023

Enquiries To: [REDACTED]

My Reference: F6/[REDACTED]/9612/00818696

**URGENT – ACTION REQUIRED**

Dear Responsible Person or Duty Holder as appropriate,

**Enforcement Notice**

**The Regulatory Reform (Fire Safety) Order 2005: Article 30**  
**Premises: Oceana Boulevard, Briton Street, Southampton, SO14 3HF**

An authorised inspector visited your premises on 25/01/2023 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 dated 20/02/2023 and numbered F6/[REDACTED]/9612/0081896 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 6th September 2023. 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.

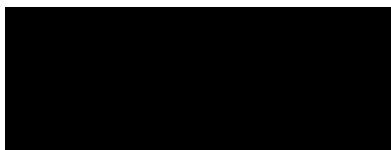
The bringing of an appeal has the effect of suspending the operation of this Enforcement Notice until the appeal is finally disposed of or (if the appeal is withdrawn), until the withdrawal of the appeal.

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](http://www.hantsfire.gov.uk/complaints) tells you how.

## 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 in its stead. 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 sincerely



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

CC: [Redacted] Butlers Wharf Building, 36 Shad Thames, London, SE1 2YE

CC: PAS

CC: Enforcement Support Team

CC: [Redacted]

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: Fire Safety in Purpose Built Blocks 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.

<b>Item number 1</b>	
Outcome	This work is necessary to prevent the spread of fire and provide sufficient escape routes (corridors, stairs and doors) for people.
Action	<p>Ensure that everyone can evacuate quickly and safely by ensuring the stairways are a protected route, completely enclosed with appropriate fire resistance. Where protected stairways are the only stairs serving an upper level more than 11m above ground level and enter the basement provide suitable lobby protection and provide lobbies with at least 0.4m<sup>2</sup> permanent ventilation or mechanical smoke ventilation.</p> <p>The necessary Planning and Building Control approval should be sought prior to commencing any work.</p>
Reason	<p>There are single stairways that serve an upper level more than 11m above ground level and enter the basement. They are unsuitably protected from the basement and can rapidly become affected by heat and smoke, cutting off the escape route and allowing fire spread to other floors. This would delay or prevent people escaping quickly and safely from fire.</p> <p>The advice of a competent person has been sought to specify the extent of the work required as identified in the Design Fire Strategy Report by Hydrock on 27 January 2021.</p> <p>This is contrary to Articles 8(1) and 14(1) &amp; (2)(b).</p> <p><b>This work must be completed by 6th September 2023.</b></p>

<b>Item Number 2</b>	
<b>Outcome</b>	This work is necessary to reduce the risk of the spread of fire.
<b>Suggested Action</b>	Make good the compartmentation work identified by Ark Workplace Risk to ensure compartment walls, floors and ceilings provide the necessary fire resistance.
<b>Reason</b>	<p>Cavities and voids have been created allowing for the potential for a fire to spread unseen. There are signs of damaged or lack of cavity barriers in modular construction. There are breaches in fire compartment walls, floors and ceilings created by weather intrusion and the installation of new services, e.g. internet cabling.</p> <p>This is contrary to Article 8(1)(b) 10 and 4(1)(a) of the Regulatory Reform (Fire Safety) Order 2005</p> <p><b>This work must be completed by 6th September 2023.</b></p>

End of Enforcement Notice