

From: [Website team](#)
To: [CS Protection Admin](#)
Subject: WEBSITE - Contact Us Form - Report a potential fire risk
Date: 13 November 2023 14:09:11

First Name

██████

Surname

██████

Email

office@kingfisherproperties.co.uk

Your enquiry type

Report a potential fire risk

Address of the premises of concern

37b Park Parade
Leigh Park
Havant PO9 5AA
[Map It](#)

Your Message

To whom it may concern,

We own a portfolio of commercial properties and have recently been forwarded a pair of surveys that were instructed by ██████. These highlight many concerns to safety which require immediate resolution, but have not been actioned. As such, we are of the belief that ██████ is knowingly continuing to let members of the public into an unsafe environment.

Having spoken with our buildings insurance provider, we have been told that we must inform all relevant authorities. As such, we are notifying you to safeguard ourselves and for peace of mind should something happen as a result of the failures noted. Should the contents of this message not be relevant to your department, please accept our apologies. Should you know of any other authorities that need to be notified of these safety concerns, please forward this message on, or let us know the relevant contact details.

The business is Topspot Snooker Centre (Mastercue Limited), located at 37b Park Parade, PO9 5AA.

Full copies of both reports as well as photographs can be forwarded upon request (as there is no way to attach files to this initial message). Our primary concerns are as follows:

Eddisons: Schedule of condition (dated 8th April 2023):

Page 20, item 98: Timber pair emergency exit door – blocked.

Page 30, item 159: ██████ has not provided an updated Asbestos Register for the property under the Control of Asbestos Regulations 2012.

Page 30, item 161: ██████ has not provided certification to demonstrate that the [fire alarm and emergency lighting] systems have been tested and are in working order.

Page 30, item 162: A Legionella Risk Assessment should be undertaken.

(Page 3, point 2.00: While not a safety concern, Eddisons were also provided with an outdated lease to refer to. The current lease is dated 17th March 2011.)

Walker Electrical Services: Electrical installation condition report (dated 15th May 2023):

Page 2:

No PAT testing was carried out

No Emergency lighting test was carried out

No fire alarm testing was carried out

There are five items which have been classified as FI: Further investigation required without delay, as follows:

Page 3, item 16

Page 3, item 28

Page 4, item 34

Page 5, item 58

Page 5, item 65

Additionally, pages 2-10 contain five C1 (Risk of injury. Immediate remedial action required) and 88 C2 (Urgent remedial action required) faults throughout.

With the absurdly high number of faults and concerns expressed in the report, the visitors' safety has clearly been compromised by [REDACTED] If there was a fire (caused by electrical installation, for example), and with a fire exit blocked, this could be a tragedy waiting to happen.

Should you require any further information from us, please respond by email and we will endeavour to provide as much information as possible.

Kind regards,

[REDACTED]

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