



For the attention of the Responsible Person

Vanguard court (Eastney) Ltd
C/O RMG
RMG house
Essex road
Hoddesdon
EN11 0DR

Date: 30 October 2024

Enquiries To: [REDACTED]

My Reference: F6/[REDACTED]/11311/10465883

Mobile Tel: [REDACTED]

To whom it may concern,

Letter of Fire Safety Matters

Premises: 1 Vanguard Court, Centurion Gate, Southsea, PO4 9TD

I visited your premises on **26 March 2024** and evaluated the fire safety provided. I am of the opinion that some people are at risk in case of fire. You have reassured me that you will make necessary improvements. 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.

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

If you are unsure of the contents of this schedule, you can clarify or challenge what you need to do by contacting us on the above details.

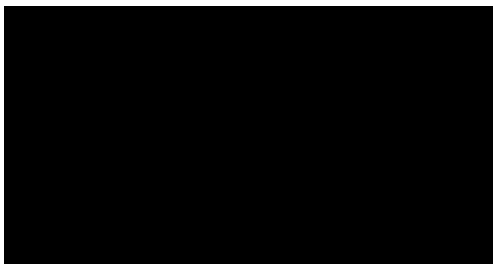
Have Your Say

We would also appreciate feedback on our visit, please feel free to complete our post engagement form, it should take a couple of minutes and all responses are anonymous (unless you provide us with your details). [HIWFRS Fire Safety Post Engagement Feedback Form](#).

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 Sincerely



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

CC: [redacted]@rmguk.com (RMG – [redacted])

Schedule of Fire Safety Improvements

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: [Fire Safety: Guidance for those with legal duties](#)

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 reduce the risk of fire spread.
Suggested Action	<p>The fire stopping in the service cupboards should afford a minimum of 60 minutes fire resistance. The fire stopping in these areas should be assessed and improved to a suitable standard.</p> <p>The identified areas of passive fire protection (PFP) in the external wall system that have been affected by water ingress should be inspected by a certified fire compartmentation contractor to confirm that suitable fire compartmentation remains in place. Any defective PFP should be removed and replaced with suitable fire resisting materials by a certified fire compartmentation contractor ensuring at least 60 minutes fire separation is achieved floor to floor, flat to flat and flat to common areas.</p>
Reason	Fire may quickly spread from one part of the premises to another. People using the location 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 2	
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	Ensure that the escape route is kept free from fire and smoke for a period of 30 minutes by enclosing the service meters in fire resistant construction.
Reason	People using the (Single) escape route may be affected by a fire in the electrical fuse box. This means that people may not be able to reach safety before being affected by fire and / or smoke.

Item Number 3	
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	Ensure that the escape route to the rear of the building is illuminated by emergency lighting that will operate if the local lighting circuit fails. The system should conform to BS 5266.
Reason	People escaping from the building may not be able to find the way out in an emergency because there is insufficient lighting.

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	Indicate the nearest way out (in case of fire) with fire exit signs that comply with BS 5499. Exit signs must be visible for people that might need to refer to them.
Reason	The safe routes to evacuate the premises in case of fire were not obvious. People who do not know the building will take longer to find a safe way out in an emergency, if the nearest exit is not clear to them.

Item Number 5	
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	Ensure that all doors on the exit route to the rear are available and can be easily and immediately opened, by anyone who might need to use them in an emergency.
Reason	The gate on the rear escape route was difficult to open as it was jammed in the frame. It was also secured by sliding bolts which are unsuitable for a fire escape door. This means that people trying to use the escape route, during an evacuation, might not be able to make it to a place of ultimate safety