LPS TOWER BLOCKS

TOPIC PAPER

The redevelopment of

Barkis House & Nickleby House and

Tipton House & Edgbaston House

September 2026

Version 2

To support the

Portsmouth Pre-Submission Local Plan 2024

and

Portsmouth Pre-Submission Local Plan Addendum 2025

combined

Portsmouth
CITY COUNCIL

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1. Introduction

1.1 This paper addresses a significant change of circumstances that has arisen post submission of the Portsmouth Local Plan, relating to the redevelopment of four social housing tower blocks owned by the Council, namely Barkis House, Nickleby House, Tipton House and Edgbaston House, referred to collectively as Large Panel Systems (LPS) Tower Blocks.

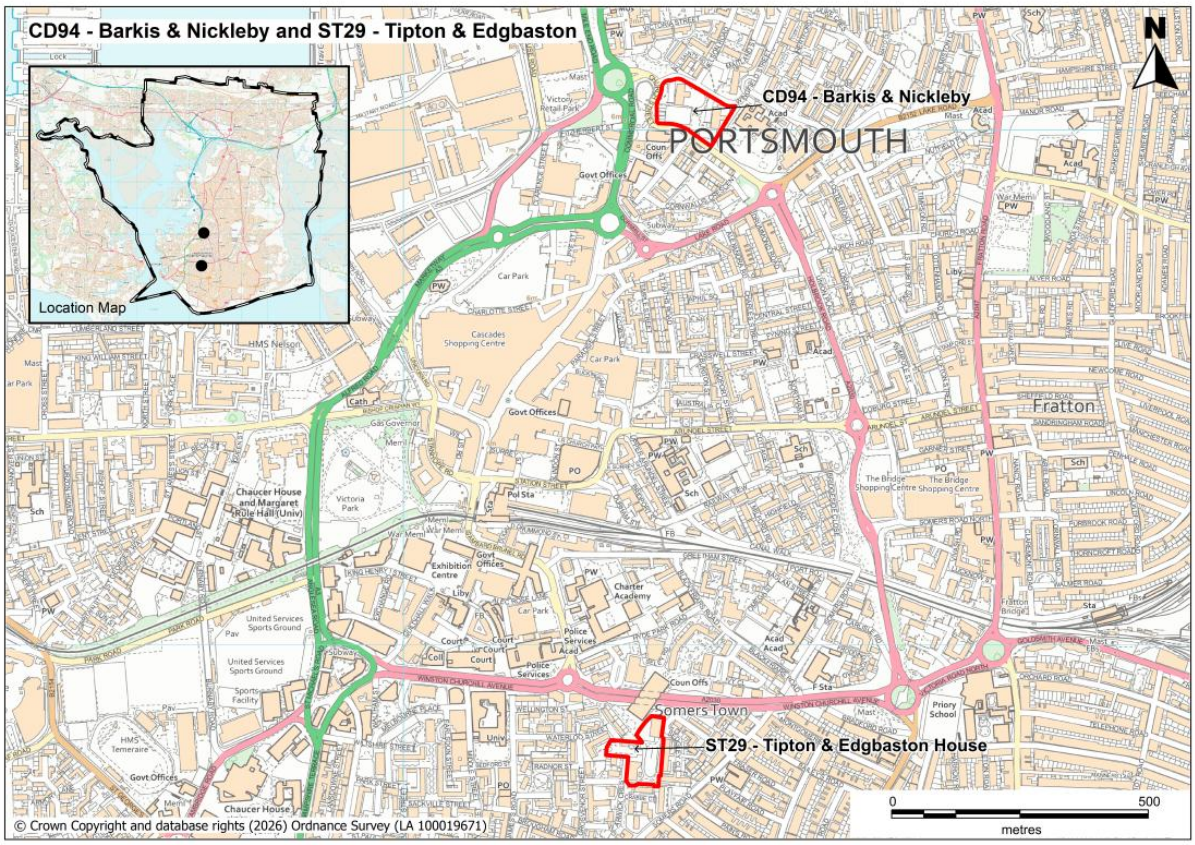
1.2 On 5 August 2026 Housing Cabinet decided to decant, deconstruct and initiate the redevelopment of the above four tower blocks, which were deemed to have come to the end of their life, with repair and maintenance of the buildings no longer being feasible. The 5 August Cabinet Report is provided at Appendix 1 of this Topic Paper. The redevelopment will involve decanting residents from the LPS tower blocks and rehousing them permanently elsewhere. The LPS tower blocks will then be deconstructed, resulting in a loss of 544 dwellings. Early renewal options (as set out in the Design Options document in Appendix 2) demonstrate the potential for the delivery of 956 new dwellings, a net gain of 412 dwellings overall, but only a net gain of 142 over the plan period, as the remaining 270 dwellings are proposed to be delivered after 2040.

1.3 Section 2 of this Topic Paper sets out the background to this matter, Section 3 looks at the development proposals for the sites, and Section 4 considers the implications for the Portsmouth Local Plan.

2. Background

2.1 The four tower blocks are spread across two separate sites. Barkis House and Nickleby House are located on one site to the north of the City Centre. Tipton House and Edgbaston House are located on another site, south of the City Centre. The location of the two sites is shown below in Figure 1.

Figure 1 Location of Barkis House & Nickleby House, and Tipton House & Edgbaston House



2.2 Barkis House and Nickleby House site are both 18 storeys tall, with 136 dwellings in each block, of which 68 dwellings are 1-bed, and 68 dwellings are 2-bed. The Tipton House and Edgbaston House site, likewise, consists of two 18 storey tower blocks, with 136 dwellings in each block, of which 68 dwellings are 1-bed, and 68 dwellings are 2-bed. All four tower blocks consist of high-rise Large Panel System (LPS) residential buildings, owned and managed by the Council. All the dwellings are affordable.

2.3 Structural surveys undertaken in 2024 identified that all four blocks required extensive strengthening to ensure their long-term structural integrity. Following the 2024 structural surveys, the Council's Housing Department commissioned architects Corstorphine & Wright to prepare a Design Options document, proposing different options for either maintaining or redeveloping the blocks. Corstorphine & Wright were advised by Mace Consult in preparing the Design Options document; Mace Consult provided independent

cost and programme advice to test and refine each development option. The Design Options document is provided in Appendix 2 to this Topic Paper.

2.4 Options 1-3 of the Design Options document considered ways works could be done to the blocks to resolve their existing structural issues. None of these options were considered feasible given the cost of carrying out the works and the resulting remaining lifespan of the buildings. The decision was therefore taken to proceed with Option 4, which is to redevelop both sites.

3. Development Proposals

3.1 Following the Council's decision to redevelop the LPS tower blocks, the Council has so far based plans for the redevelopment of the sites on the proposals set out as Option 4 in the Design Options document. The Design Options document sets out the context, constraints and opportunities associated with each block and puts forward potential development proposals. The level of information contained in the Design Options document is akin to that which might normally be provided as part of pre-application discussions for development proposals, so it is considered an appropriate basis to inform the Local Plan, subject to some amendments as plans for the sites are evolving, particularly regarding the timing of the redevelopment.

3.2 The early renewal proposals for the Barkis House and Nickleby House site involve the deconstruction of both tower blocks, followed by the potential for the construction of six new tower blocks, four tower blocks of 50 dwellings (6 storeys), and two tower blocks of 162 dwellings (19 storeys), resulting in 524 new dwellings in total. As the existing blocks are made up entirely of 1-bed and 2-bed dwellings, the proposals are to retain this mix, with 50% being 1-bed, and 50% being 2-bed dwellings. The development proposals would be at a density of 468 dwellings per hectare.

3.3 The early renewal proposals for the Tipton House and Edgbaston House site involve the deconstruction of both tower blocks, followed by the potential for the construction of four tower blocks, two linear blocks of 54 dwellings (6 storeys), and two tower blocks of 162 units (19 storeys), resulting in 432 new dwellings in total. Like at the Barkis House and Nickleby House site, this would be made up of a mix of 1- and 2-bed dwellings (228 1-bed dwellings, and 204 2-bed dwellings). The development proposals would be at a density of 502 dwellings per hectare. The Tipton House and Edgbaston House site being delivered after the Barkis House and Nickleby House site means that some residents from Tipton House and Edgbaston House will be able to be accommodated in the newly constructed buildings on the Barkis House and Nickleby House site.

3.4 The proposed phasing for the site at present is set out in Table 3.1 below, over the page.

Table 3.1 Proposed phasing for the LPS Tower Blocks

Site Name	No. dwellings (net)	Year of the Local Plan								Beyond Plan Period		
		8	9	10	11	12	13	14	15			
		2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43
Barkis & Nickleby												
Tower 1	162	U/C	U/C	U/C	162							
Nickleby demolished	-136				-136							
Tower 2	162	U/C	U/C	U/C	162							
Barkis demolished	-136				-136							
Corner Block 1	50				U/C	50						
Corner Block 2	50				U/C	50						
Corner Block 3	50					U/C	50					
Corner Block 4	50					U/C	50					
Tipton & Edgbaston												
Tipton & Edgbaston demolished	-272					-272						
Tower Block 1	162					U/C	U/C	U/C	162			
Tower Block 2	162						U/C	U/C	U/C	162		
Linear Block 1	54								U/C	54		
Linear Block 2	54									U/C	54	

U/C = Under Construction

4. Implications for the Portsmouth Local Plan

4.1 Given the redevelopment will take place over the plan period of 2025-2040 and beyond, these sites need to be taken into account in the Portsmouth Local Plan. Neither of these sites have been previously considered in the Council's Housing and Economic Land Availability Assessment (HELAA), as the redevelopment of these sites had not been foreseen.

4.2 The Council proposes that these sites are considered as new sites which would normally have been assessed in the HELAA. The sites have therefore been assessed in the same way as they would have been had they been considered in the 2025 HELAA [HO04], following the methodology set out in the HELAA Methodology 2025 [HO03]. The site assessment for the Barkis House and Nickleby House site (which has been given a HELAA reference of CD94 Barkis & Nickleby) can be found in Appendix 3 to this Topic Paper, and the site assessment for the Tipton House and Edgbaston House site (which has been given a HELAA reference of ST29 Tipton & Edgbaston House) can be found in Appendix 4 to this Topic Paper.

4.3 The losses resulting from demolition (544 dwellings), and gains from redeveloping the sites (956 dwellings) have fed into an amended housing trajectory (based on Table 3.1 of this Topic Paper), and amended housing figures more generally, leading to an amended housing requirement figure. As all other sites in the Plan have Housing Land Supply Templates which were submitted in response to question 15 of the Inspectors Initial Questions (IQR) [PCC06], Housing Land Supply Templates have also been prepared for these two sites and can be found at Appendix 5 for CD94 Barkis & Nickleby, and Appendix 6 for ST29 Tipton & Edgbaston House.

4.4 The sites will also need to be added to the Plan. One of the sites (CD94 Barkis & Nickleby) lies adjacent to the existing strategic site allocation PLP6: Portsmouth City Centre, and so the Council proposes adding this parcel to that allocation, amending the boundary of the allocation and associated housing figures and policy wording. As the Council also owns the adjacent site of CD17 City Centre North, the Council is looking into potentially integrating the two sites. The other site (ST29 Tipton & Edgbaston House) is not adjacent to any existing allocation, so the Council proposes adding this site as an identified site, to Appendix 2 of the Plan.

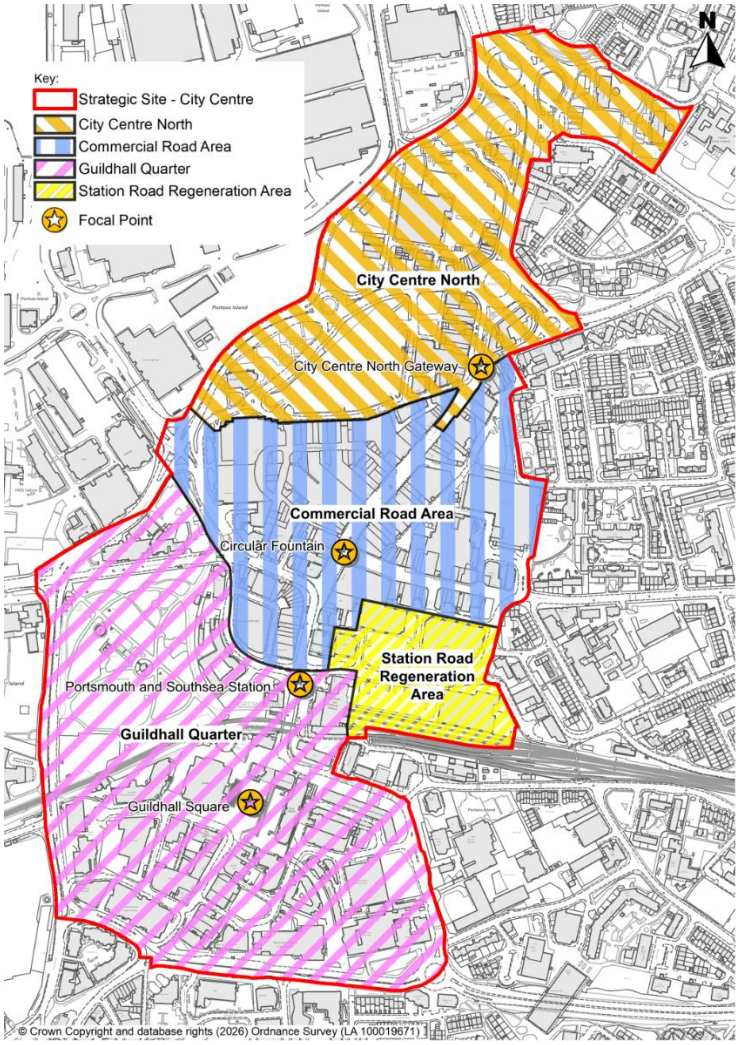
4.5 Changes to the housing requirement and the housing trajectory resulting from the redevelopment of the LPS tower blocks, along with other updates made due to other changing circumstances are reflected in the schedule of main modifications and revised Housing Trajectory. Changes to the strategic site allocation of PLP6: Portsmouth City Centre, and Appendix 2 of the Plan are also set out in the schedule of main modifications but are repeated below so the changes related to the LPS tower blocks only can clearly be appreciated within this Topic Paper.

Proposed Main Modifications to strategic site allocation PLP6: Portsmouth City Centre re Barkis House and Nickleby House

4.6 The Portsmouth City Centre strategic allocation is covered in the Pre-Submission Portsmouth Local Plan Composite [KD03] in paragraphs A61-A104, incorporating Figure 4.5, and Table 4.5.

4.7 A change is proposed to Figure 4.5 as set out below. This now shows the Barkis House and Nickleby House site added to the north eastern part of the City Centre North area.

Proposed revised Figure 4.5 Map of Portsmouth City Centre.



4.8 Reference to the Barkis & Nickleby site is proposed to be added to paragraph A65 as follows:

'Development proposals for City Centre North have been put forward, which propose the demolition of existing buildings and the construction of 1,600 to 2,300 residential units and up to 10,000m^2 (gross) non-residential uses. The scheme proposes the realignment of the road network, most notably the diversion of traffic onto Hope Street and developing part of the area currently occupied by Market Way. <u>There are also proposals to redevelop the site of Barkis House and Nickleby House to provide</u>

new residential dwellings. There have also been proposals for residential and hotel uses for Slindon Street Post Office.'

4.9 A change is also required to paragraph A66; the following text is proposed to be added to the end of the paragraph:

'A further site at Barkis House and Nickleby House was identified for redevelopment post submission of the Portsmouth Local Plan, increasing the housing figures for the City Centre by 252 dwellings.'

4.10 Changes are proposed to policy PLP6: Portsmouth City Centre as follows (this includes changes to housing numbers related to updates on other sites):

'Strategic Site Allocation PLP6: Portsmouth City Centre

1. Portsmouth City Centre, as shown on the Policies Map, is allocated for the ~~comprehensive~~ mixed-use development of the following uses:
   a) ~~3,458 to 4,1458 dwellings~~ 3,355 to 4,055 dwellings; […]
3. …and All Saint's Church (Church (Grade II) in terms of massing, scale and orientation. Proposals for the redevelopment of Barkis House and Nickleby House for 524 gross additional dwellings (252 net) will be supported.'

4.11 A change is proposed to paragraph A69 as follows:

'The City Centre is one of the main locations for residential (~~3,458 to 4,158~~ 3,355 to 4,055 dwellings)'

4.12 A change is proposed to paragraph A83 as follows:

'…of commercial floorspace. The City Centre North area also includes the site of Barkis House and Nickleby House, which is proposed for redevelopment for 524 gross additional dwellings (252 net). The following paragraphs set out the key aspects of the development proposals.'

4.13 A change is proposed to Table 4.5: Monitoring and Delivery Framework for Portsmouth City Centre. The types and amounts of development regarding homes are to be amended as follows:

~~'3,458 - 4,158~~ 3,355 - 4,055 homes'

4.14 The Timescale for delivery of homes is also proposed to be amended on the Housing Trajectory,

Changes to Appendix 2 re Tipton House and Edgbaston House

4.15 The Council proposes adding the site of Tipton House and Edgbaston House to Appendix 2 of the Pre-Submission Portsmouth Local Plan Composite [KD03] as a developable site. Table 2 from Appendix 2 would have a row added as follows:

HELAA Site Ref.	Site Name	Area (ha)	0-5 years	6-10 years	11-15 years	Total net dwellings
ST29	Tipton & Edgbaston	0.86	0	0	-110	-110

Appendix 1 Cabinet Report 5 August 2026

Public Document Pack

Portsmouth CITY COUNCIL

NOTICE OF MEETING

CABINET MEMBER FOR HOUSING AND TACKLING HOMELESSNESS

WEDNESDAY, 5 AUGUST 2026 AT 4.00 PM

COUNCIL CHAMBER - THE GUILDHALL, PORTSMOUTH

Telephone enquiries to Allison Harper, Local Democracy Officer - Tel: 023 9268 8014
Email: Allison.Harper@portsmouthcc.gov.uk

If any member of the public wishing to attend the meeting has access requirements, please notify the contact named above.

Membership

Councillor Darren Sanders (Cabinet Member)

Councillor Sam Coupland

Councillor Mary Vallely

(NB This agenda should be retained for future reference with the minutes of this meeting).

Please note that the agenda, minutes and non-exempt reports are available to view online on the Portsmouth City Council website: www.portsmouth.gov.uk

Deputations by members of the public may be made on any item where a decision is going to be taken. The request should be made in writing to the contact officer (above) by 12 noon of the working day before the meeting and must include the purpose of the deputation (for example, for or against the recommendations). Email requests are accepted.

A G E N D A

1 Apologies for Absence

2 Declarations of Members' Interests

3 Forward Plan Omission

The Large Panel System Blocks - Asset Management report by the Director of Housing, Neighbourhood and Building Services, was omitted from the Forward Plan covering 18 May to 18 August 2026 published on 18 May 2026. The

Chair of the City Council's Scrutiny Management Panel has been notified and a public notice published.

RECOMMENDED that

1. **The omission to the Forward Plan for 18 May to 18 August 2026 be noted and;**
2. **That publication of the omission notice be noted**

4 Large Panel System Blocks - Asset Management (Pages 7 - 48)

Purpose of Report
To seek approval from the Cabinet Member for Housing and Tackling Homelessness to proceed with the phased permanent decant and deconstruction of 4 Large Panel Systems (LPS) blocks of flats.

The report sets out to:

- Explain why this issue has arisen and what work has already been done to understand the condition of the buildings.
- Provide information about options considered for the four blocks affected and why the Council is recommending a phased move for residents followed by deconstruction.
- Establishes a key principle that residents living in the block will be first to be informed by Portsmouth Homes wherever possible, and sets out how residents will be kept informed, listened to, and supported throughout the process.
- Provides assurance to our residents of the continued occupation of the blocks whilst awaiting moves.
- Outline the proposed timescales for moving residents in a planned and phased way.
- Describe the likely impact on the housing register and how this will be managed.
- Include information about early work to explore future options for renewing the sites and providing new homes.

RECOMMENDATIONS
That the Cabinet Member for Housing and Tackling Homelessness:

1. **Notes the building safety, financial and resident impact information set out in this report.**

2. **Approves a planned and phased permanent decant of residents from Tipton House, Edgbaston House, Barkis House and Nickleby House.**

3. **Notes the package of support offered to residents as part of the decant.**

4. **Agrees that, once all households have been rehoused, Tipton House, Edgbaston House, Barkis House, and Nickleby House will be taken**

out of use, secured and prepared for deconstruction.

5. **Notes that a budget is in place to fund the safety, repair, and management measures to support residents while the phased decant is in progress and that these measures will remain in place until the full decant is delivered.**

6. **Delegates authority to the Director of Housing, Neighbourhood and Building Services to seek approval from the Director of Finance and Resources (Section 151 Officer), under Financial Rule B11, to incur necessary expenditure to take the blocks out of use, secure them and progress deconstruction.**

7. **Delegates authority to the Director Housing, Neighbourhood and Building Services to seek approval from the Director of Finance and Resources (Section 151 Officer), under Financial Rule B11, for the procurement of consultants to develop early renewal options for both sites to RIBA Stage 1, including consideration of future housing provision and resident and community engagement.**

8. **Request annual information reports to be brought to this meeting to update on the progress of the project.**

5 High-rise blocks - refuse disposal arrangements (Pages 49 - 64)

Purpose of Report

To set out why action is now required in relation to bin chutes in a number of Portsmouth Homes high-rise blocks and to seek approval for a phased programme of bin chute closures. The need for action is driven primarily by Fire Risk Assessment actions that need to be resolved in relation to the existing chute systems. Closure is recommended because the bin chutes are no longer considered fit for purpose, it removes the chute-related fire safety issues, avoids impractical retrofit and ongoing maintenance costs, and supports wider improvements in waste management, recycling compliance and resident safety.

RECOMMENDATIONS

1. **The Cabinet Member for Housing and Tackling Homelessness notes the Fire Risk Assessment findings, the need to take action in relation to the existing bin chute systems, and approves the proposed response of phased bin chute closure in the following buildings:**

   Barkis House (1-136)
   Blackwood House (1-26)
   Brisbane House (1-30)
   Copperfield House (1-88)
   Darwin House (1-45)
   Edgbaston House (1-136)
   Handsworth House (1-153)

Ladywood House (1-136)
Mill Gate House (1-76)
Nickleby House (1-136)
Omega House (1-80)
Pickwick House (1-88)
Roslyn House (1-54)
Sarah Robinson House (1-120)
Tipton House (1-136)
Westminster Place (1-78)
Wilmcote House (1-113)
Wingfield Street (1-71 Odds)

2. **The Cabinet Member for Housing and Tackling Homelessness agrees the engagement approach outlined in section 6.**

3. **The Cabinet Member for Housing and Tackling Homelessness requests an information report once the phased closures have been completed.**

6 High-rise blocks - fire risk assessments - underground parking areas
(Pages 65 - 308)

Purpose of Report
To seek approval to close the underground parking areas at four high-rise blocks. The proposal addresses outstanding Fire Risk Assessment actions and is supported by an options appraisal, which shows that keeping the areas open would require significant investment and ongoing maintenance that is not financially viable. The report recognises the impact on residents and users and sets out the proposed approach to implementation and engagement.

RECOMMENDATIONS
The Cabinet Member for Housing and Tackling Homelessness:

1. **Notes the case for change and approves the closure of the underground parking areas in four Portsmouth Homes high-rise buildings, namely:**

   - **Estella Road (1-189)**
   - **Graton Street (2-238 Evens)**
   - **Westminster Place (1-78)**
   - **Wingfield Street (1-71 odds)**

2. **Approves the principle to phase the closure of the parking areas (including ending the commercial lettings arrangements) with appropriate notice (as set out in the implementation plan).**

3. **Approves the implementation plan, including the communication plan.**

4. **Requests an information-only update once the closures have been completed.**

5. **Requests the Director of Housing, Neighbourhood and Building Services commission a feasibility study on the conversion of the space for residential purposes, for example council homes, and presents the findings via a further report to the Cabinet Member**

7 **Fire Safety Policy** (Pages 309 - 340)

Purpose of Report
To update members of the changes to the Fire Safety Policy and seek approval to implement the proposed changes to the policy. The policy sets out the approach to managing fire safety, the existing policy needs to be updated to ensure it remains fully compliant with legislative requirements.

The Fire Safety Policy applies to the City Council Housing Service, and its residential buildings, known as Portsmouth Homes.

RECOMMENDATIONS
That the Cabinet Member for Housing and Tackling Homelessness:

1. **Approves the updated Portsmouth Homes Fire Safety Policy and asks the Housing, Neighbourhood and Building Services directorate to implement the policy with immediate effect.**

2. **Requests that the updated policy is published on the Portsmouth City Council website as soon as possible and is promoted to Portsmouth Homes residents.**

Members of the public are permitted to use both audio visual recording devices and social media during this meeting, on the understanding that it neither disrupts the meeting nor records those stating explicitly that they do not wish to be recorded. Guidance on the use of devices at meetings open to the public is available on the Council's website and posters on the wall of the meeting's venue.

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Title of meeting:	Cabinet Member for Housing and Tackling Homelessness
Date of meeting:	5th August 2026
Subject:	Large Panel System Blocks - Asset Management
Report by:	James Hill, Director of Housing, Neighbourhood and Building Services
Report Authors:	Adam Hardwick - Assistant Director Buildings Sally Scattergood - Assistant Director Portsmouth Homes Colette Hill - Assistant Director Neighbourhoods Jo Bennett - Assistant Director Housing Need and Supply Alan Denford - Finance Manager
Wards affected:	Charles Dickens & St Thomas
Key decision:	Yes - Over £250,000
Full Council decision:	No

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1. Purpose of Report

1.1 The purpose of this report is to seek approval from the Cabinet Member for Housing and Tackling Homelessness to proceed with the phased permanent decant and deconstruction of 4 Large Panel Systems (LPS) blocks of flats.

1.2 The report sets out to:

- Explain why this issue has arisen and what work has already been done to understand the condition of the buildings
- Provide information about options considered for the four blocks affected and why the Council is recommending a phased move for residents followed by deconstruction
- Establishes a key principle that the residents living in the block will be first to be informed by Portsmouth Homes wherever possible, and sets out how residents will be kept informed, listened to, and supported throughout the process
- Provides assurance to our residents of the continued occupation of the blocks whilst awaiting moves
- Outline the proposed timescales for moving residents in a planned and phased way
- Describe the likely impact on the housing register and how this will be managed
- Include information about early work to explore future options for renewing the sites and providing new homes

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2. Recommendations

2.1 That the Cabinet member for Housing and Tackling Homelessness:

2.2 Notes the building safety, financial and resident impact information set out in this report.

2.3 Approves a planned and phased permanent decant of residents from Tipton House, Edgbaston House, Barkis House, and Nickleby House.

2.4 Notes the package of support offered to residents as part of the decant.

2.5 Agrees that, once all households have been rehoused, Tipton House, Edgbaston House, Barkis House, and Nickleby House will be taken out of use, secured and prepared for deconstruction.

2.6 Notes that a budget is in place to fund the safety, repair, and management measures to support residents while the phased decant is in progress and that these measures will remain in place until the full decant is delivered.

2.7 Delegates authority to the Director of Housing, Neighbourhood and Building Services to seek approval from the Director of Finance and Resources (Section 151 Officer), under Financial Rule B11, to incur the necessary expenditure to take the blocks out of use, secure them and progress deconstruction.

2.8 Delegates authority to the Director of Housing, Neighbourhood and Building Services to seek approval from the Director of Finance and Resources (Section 151 Officer), under Financial Rule B11, for the procurement of consultants to develop early renewal options for both sites to RIBA Stage 1, including consideration of future housing provision and resident and community engagement.

2.9 Request annual information reports to be brought to this meeting to update on the progress of the project.

3. Background

3.1 Large Panel System (LPS) construction refers to a method of high-rise residential development in which buildings were assembled using large prefabricated concrete wall and floor panels, manufactured off-site and then lifted into place with cranes to form the structural frame being widely used in the 1960's to address housing shortages.

3.2 Following the tragic Grenfell Tower fire in 2017 there has been a significant increase in regulation and scrutiny with regards to the management of high-rise buildings, particularly with regards to fire and structural safety.

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3.3 All Portsmouth Homes high rise buildings are subject to additional testing and investigation. Significant structural issues were identified at two LPS blocks, Leamington House, and Horatia House, in 2018/19. Although remediation options were explored, the assessment at that time concluded that a viable strengthening and refurbishment scheme could not be progressed. The decision was therefore taken to permanently decant and ultimately deconstruct those blocks.

3.4 The introduction of the Building Safety Act 2022 and the Building Safety Regulator has led to a change in the regulatory framework for higher risk buildings. It has introduced requirements for owners of higher risk buildings, defined as those over 18 metres in height, to undertake vigorous and ongoing testing and inspection of these buildings. The purpose of these inspections was to ascertain the condition of the buildings in relation to fire and structural safety, identify any risks associated and to undertake remediation work to address issues or put in place suitable mitigation measures to manage risks.

3.5 Building owners are now expected to hold a stronger, evidence-based understanding of fire and structural safety risks, to demonstrate how those risks are being managed, and to keep that assessment under review through the Building Safety Case process.

3.6 As the regulatory framework has developed, structural assessments of LPS buildings have become more detailed and evidence based. Current assessments are informed by improved data, intrusive investigations, ongoing monitoring, specialist engineering advice, and the expectations of the Building Safety Regulator. This means that works or assessments considered appropriate at the time they were undertaken have needed to be reviewed against current standards and expectations. It is within this updated context that further strengthening requirements have been identified for many LPS blocks nationally, including the four blocks considered in this report.

3.7 Portsmouth Homes currently has 22 high rise buildings that have all been subject to extensive investigations with resultant remedial works required forming part of the £110m Building Safety Remediation programme that was approved in March 2026.

3.8 Within the 22 high rise buildings are 5 blocks that were constructed using the Large Panel System (LPS) method of construction. The 5 LPS blocks are;

Block	Number of properties
Tipton House	136
Edgbaston House	136
Barkis House	136
Nickleby House	136
Wilmcote House	107

4. Building Safety Case and Remediation Works- Wilmcote House

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4.1 The major refurbishment of Wilmcote House was started before the Grenfell Tower fire and completed in 2019. At the time the scheme was developed and approved, it was considered financially viable because the structural strengthening works formed part of a wider whole-building refurbishment programme. That programme delivered improvements to the quality, energy performance and safety of the building, protected the concrete structure, and extended the building's serviceable life.

4.2 Following the introduction of the Building Safety Act 2022, further surveys and investigations have been undertaken to Wilmcote House as part of preparation of the Building Safety Case.

4.3 Due to the extensive refurbishment works previously undertaken to Wilmcote House that included structural improvements, the Building Safety Case has identified that the current scope of remedial works required to this block are limited to fire safety improvements with no structural works identified.

4.4 These works have been budgeted for as part of the Building Safety Remediation Programme approved by the Cabinet Member for Housing and Tackling Homelessness in March 2026. A scheme is currently being prepared for this block with a plan to procure a contractor in Summer 2026 with the works to commence from Spring 2027.

5. Building Safety Cases and Remediation Works - Barkis Nicklby, Edgbaston, Tipton

5.1 In accordance with the requirements of the Building Safety Act 2022, Building Safety Cases have been prepared for each of the remaining 4 LPS blocks, with Portsmouth Homes having commissioned a number of specialist fire consultants and structural engineering firms to oversee extensive investigations to these buildings.

5.2 Intrusive structural investigations were undertaken across all four blocks by Martech, directed and overseen by the Council's consultant engineers, Wilde Consulting. These investigations included testing, inspection and opening up of key construction details across 8 void properties and in some communal areas. The purpose of this was to confirm how the buildings were constructed, identify any differences between the original design information and the as-built condition, and assess the strength and condition of the concrete structure.

5.3 The information gathered from these investigations was used to assess the structural performance of each building.The investigations found that the overall structural condition of the buildings was reasonable and there were no signs of immediate structural instability. However, investigations into the structure to inform Building Safety Cases, required by the Building Safety Act 2022 have identified a need for remediation works to meet modern robustness expectations for tying-in and accidental loading.

5.4 The four remaining LPS blocks - Tipton House, Edgbaston House, Barkis House and Nickleby House - require structural strengthening works to improve building

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performance alongside wider fire safety improvements to bring the buildings into line with current building safety expectations

6. Remediation Works - Barkis, Nickleby, Edgbaston, Tipton

6.1 To address the issues identified from the Building Safety Cases, all four blocks would require a structural strengthening scheme to improve both vertical and horizontal tying of the structure. This would be intended to support the integrity of the buildings in accordance with current regulatory expectations and Building Safety Case recommendations.

6.2 Wilde Consulting's appointment was extended to include the development of a remediation scheme. Extensive design work was then undertaken to identify a technically suitable strengthening solution, including refinement of the proposed design to improve buildability, reduce programme length where possible and minimise the impact on residents.

6.3 To provide independent assurance, Curtins were appointed as a third-party structural consultancy to undertake a design assurance review of the work carried out by Wilde Consulting. This review confirmed that the proposed design was technically suitable.

6.4 Although a technically suitable remediation scheme has been identified, the nature, scale and location of the works would create significant practical challenges. The works would be substantially more intrusive than the wider Building Safety Remediation Programme 2030 because they would need to be carried out throughout individual homes as well as communal areas.

6.5 The remediation scheme would involve installing additional steelwork throughout each building to provide continuous connections between the floor slabs and wall panels. This would require works in every room of every dwelling and extensively throughout communal areas, including opening up finishes, drilling into the concrete structure, and creating penetrations through slabs to maintain structural continuity. The extent of these works, together with the associated noise, disruption, health and safety controls and loss of normal living space, means the homes could not reasonably remain occupied while the works were undertaken meaning a full decant would be required.

6.6 The strengthening works would need to take place within individual homes and communal areas and would involve significant disturbance over an extended period. For this reason, residents could not reasonably remain in occupation while the works were carried out, and each block would need to be fully decanted for the duration of any remediation scheme to ensure residents are kept safe and the works can be completed effectively. Based on current information, this is estimated to require a minimum period of around two years for each block

6.7 The location and scale of the structural works would also require substantial associated works to individual homes. These would include:

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- Full asbestos removal to dwellings
- Removal of floor screed to all rooms
- Installation of structural steelwork to all rooms
- Removal and replacement of all kitchens
- Removal and replacement of all bathrooms
- Dry lining of all internal walls
- Full electrical rewire and relocation of all electrical plugs, switches etc in wall lining.
- Decoration to all rooms
- Screeding to all floors
- Replacement floor coverings

6.8 In addition to the structural strengthening and associated works within homes, wider fire safety remediation works would also be required. These would include:

- Replacement of all property entrance fire doors
- Communal fire doors replacement
- Replacement of internal property doors with fire rated doors
- Fire stopping of penetrations between the communal area and dwellings.

7. Asset Management Implications - Barkis Nickleby, Edgbaston, Tipton

7.1 As part of the evaluation of the proposed remediation schemes, Portsmouth Homes Capital Projects team prepared high level budget cost estimates of the works. The estimated cost of the remediation works was significant and, taken alongside other existing pressures on the Housing Revenue Account (HRA), there was not enough funding available within current capital budgets or the Major Repairs Reserve to fund the works in full. It was concluded that the Council would therefore need to borrow to deliver the schemes. Financial modelling was undertaken to understand whether borrowing for the works would deliver value for money.

7.2 Because of the original LPS construction method, there are limits to the period over which it would be reasonable to assess the future life of the buildings. The financial appraisal has therefore been based on a **maximum 20-year period** due to this being considered the maximum future life of the buildings following remediation work. This reflects the need for ongoing capital investment to maintain the buildings, as well as uncertainty about future regulatory requirements or changes in the way LPS buildings may need to be assessed in the future meaning assurance of a future life beyond 20 years cannot be given by structural engineers.

7.3 Given the scale of the estimated costs, and the impact on both the HRA and residents, external consultants were asked to provide independent cost estimates. This was to give additional assurance on the likely financial implications of the remediation schemes.

7.4 The independent estimates were higher than the Council's initial estimate. Ridge & Partners LLP estimated the cost at approximately £33.6m per block, and MACE

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estimated the cost at approximately £35.5m per block. When the interest and repayment costs of borrowing these amounts was applied to the financial appraisal and compared to the anticipated rental income over 20 years, the cumulative cash flow deficit across all four blocks was in the range of £143m to £155m by year 20.

7.5 The Council's initial estimate and both independent estimates therefore show that the remediation schemes do not offer value for money for the HRA. Therefore, the recommended long-term asset management approach is to permanently rehouse residents from the four blocks and then deconstruct the buildings.

7.6 Delivering permanent decant across four high-rise blocks at the same time will be challenging because of the number of households affected and the limited availability of suitable alternative social housing. This is why a planned and phased decant programme is required.

8. Interim Mitigation

8.1 Resident safety is the Council's and Portsmouth Homes primary concern while residents continue to live in the four blocks and are moved in a planned and phased way. The Council has therefore explored how the buildings can continue to be occupied and residents assured of their safety whilst waiting to be rehoused.

8.2 Independent consultants were appointed to review the current condition and management of the buildings. Wilde Consulting reviewed the structural safety position, and Bailey Partnership reviewed fire safety matters. The purpose of this work was to identify any additional measures required to manage residual risk.

8.3 The review considered existing fire safety, structural safety and building management arrangements, alongside the additional controls that would be needed while a phased decant is delivered. It also considered how remaining residents can continue to be supported through repairs, cleaning, inspections, safety checks, and clear information.

8.4 The review concluded that continued occupation can be supported subject to existing mitigation measures remaining in place, the additional recommended actions being implemented, and the position being kept under regular review. This would allow residents to be moved in a planned and phased way ahead of deconstruction.

8.5 A full mitigation and management plan is included within Appendix A with the key measures summarised below. These measures are intended to maintain resident safety, support day-to-day living conditions, and provide ongoing assurance while the decant programme is progressed.

8.6 Measures applying to all four blocks include;

8.7 **Phased Decant**

- Commence a phased decant to all four blocks. Whilst residents housing allocation will be based upon housing need, it will be attempted to start the decants at the top floors of the buildings, working down.

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8.8 **Fire safety checks and inspections**

- Continued three-monthly inspections of communal fire doors and complete repairs as required.
- Annual inspections of property entrance fire doors and complete repairs as required.
- Continue work to ensure all dwellings have an Electrical Installation Condition Report within the last five years.
- Continue stock condition surveys to identify and manage any hazards that could impact fire or structural safety
- Continue annual structural inspections of the blocks, including inspections within dwellings where required.
- Undertake abseiling inspections of external walls

8.9 **Interim remediation project**

- An interim project will be undertaken to include repairs to fire doors, additional smoke detection, fire stopping and signage

8.10 **Resident Engagement**

- Regular tenancy update visits to identify and manage any specific risks to residents
- Review and update Personal Emergency Evacuation Plans where required.

8.11 **Repairs and Maintenance**

- Continuation of general repairs, maintenance, cleaning, and housekeeping to a high standard.

9. Resident Engagement

9.1 Portsmouth Homes recognises that the recommendation to permanently move residents from their homes and deconstruct the four blocks will be significant and unsettling for the households affected. Resident engagement has therefore been planned carefully, drawing on our experience of Horatia House and Leamington House, to ensure it is delivered sensitively and residents are supported by clear information, named contacts and opportunities for residents to ask questions and discuss their individual circumstances.

9.2 All Residents were contacted directly, shortly before the report was published so they were informed about the proposals before they became public. This engagement explained why the report was being brought forward, what was being recommended, what it could mean for residents and the support that would be available if the recommendations were approved. Residents were made aware that no final decision had been taken at that stage and that the proposals remained subject to consideration by the Cabinet Member for Housing and Tackling Homelessness.

9.3 The first stage of engagement focused on making sure residents heard the information from Portsmouth Homes in a clear and consistent way. This included written information for every household, resident drop-in sessions for each affected block, door knocking where appropriate, and arrangements for residents who needed

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information in an accessible format or additional support to understand the proposals. Staff were also available on site for a couple of days after the initial engagement to answer any questions residents may have had.

9.4 Residents will be offered opportunities to speak to officers about their own housing needs, any vulnerabilities or support requirements, and any concerns they have about moving. This will help Portsmouth Homes plan the decant programme in a way that is as open, practical, and as supportive as possible. (See support - section 9)

9.5 The engagement approach is based on the following principles:

- clear and honest communication about the reasons for the decision and what happens next;
- early contact with residents before detailed decant arrangements are made;
- information provided in plain language and accessible formats where needed;
- named points of contact so residents know who to speak to;
- individual conversations with households to understand their needs and preferences;
- regular updates throughout the programme, including where timescales change; and
- opportunities for residents to raise questions, concerns, and feedback.

9.6 A dedicated information pack was prepared for residents. This explained the background to the decision, the safety measures that will remain in place while residents continue to live in the blocks, the proposed phasing of moves, the support available, frequently asked questions, and how residents can contact the Decant team (Appendix B).

9.7 Portsmouth Homes will also keep ward councillors, relevant council services and partner agencies informed so that residents receive consistent advice and can be referred for further support where needed. This will be particularly important for residents who may need help because of disability, health needs, caring responsibilities, language barriers, mental health concerns, or other personal circumstances.

9.8 Engagement will continue until all residents have been rehoused. As the decant plan develops, residents will receive further information about likely timescales, rehousing options, practical moving support, and the process for considering individual circumstances. Portsmouth Homes will seek to minimise uncertainty wherever possible and will provide updates when new information is available.

9.9 A full communications and engagement plan has been developed to support implementation of the decision. This includes arrangements for resident letters, meetings and drop-ins, door knocking, frequently asked questions, website updates, councillor briefings, staff briefings, and routes for residents to raise questions or request further support.

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10. Resident Support

10.1 The Council recognises that moving home permanently will be a significant change for residents and their households. Residents will not be expected to manage this process alone. They will be supported with clear information, a named contact, practical help, and opportunities to discuss their own circumstances before any move is planned.

10.2 A Project Tenancy Update Visit will be carried out with every household affected by the permanent decant. These visits will help Portsmouth Homes understand each household's circumstances and support needs, including accommodation need, medical or mobility requirements, caring responsibilities, schooling, employment, support networks, and any communication needs. This information will help ensure moves are planned in a way that is as suitable and supportive as possible.

10.3 Residents will receive clear advice about their rehousing options, including how housing applications will be updated, how priority will be applied and how suitable homes will be considered. Portsmouth Homes will set out the approach to priority and phasing so residents understand how decisions will be made and how individual circumstances will be taken into account.

10.4 Residents who are required to move permanently will receive clear written information about the financial and practical support available. This will include statutory **Home Loss payments** for eligible tenants, together with disturbance payments or practical support to help with reasonable moving costs. Portsmouth Homes will explain how payments will be assessed, what evidence may be needed and what support will be provided.

10.5 Portsmouth Homes will also need to consider how to support residents who may wish to move before their block or floor is formally prioritised for decant. This will include balancing individual circumstances and resident choice with the need to manage the overall programme fairly and maintain housing supply for other residents in housing need and registered on the Portsmouth Housing Register.

10.6 Officers will work with residents to identify any additional support needs at an early stage and, where appropriate, make referrals to relevant Council services or partner agencies. This may include support for disabled residents, older residents, families with children, people with caring responsibilities, residents with health needs, or residents who may need additional help with the moving process.

10.7 Practical moving support will be developed as part of the decant programme. This may include help with removals, disconnection and reconnection of utilities, support with packing or unpacking for residents who need assistance, advice on changes of address, and coordination with support agencies where a resident has an existing care or support package.

10.8 Support will be coordinated across relevant Council services, including housing management, housing need and supply, building services, neighbourhood teams, Adult Social Care, Children's Social Care, safeguarding services, and other relevant

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partners where needed. This will help residents receive consistent advice and ensure that repairs, safety measures, tenancy matters, rehousing, and wider support needs are considered together.

10.9 The support offer will be kept under review as the programme progresses. Feedback from residents, lessons from early moves and the availability of suitable homes will be used to refine the approach, so the process remains as clear, fair, and supportive as possible.

10.10 Vacant properties within the affected blocks will be carefully managed during the phased decant. Portsmouth Homes will consider how vacant homes are used or held to support the programme, maintain safety and security, and minimise the impact on residents who continue to live in the blocks while moves are taking place.

11 Portsmouth City Council (Local Housing Authority) Allocations Policy

11.1 It is important to distinguish clearly between the council's statutory housing authority functions and its role as a landlord. To support clarity the council's landlord function is referred to throughout this section as Portsmouth Homes. This reflects the operational role undertaken by the council in managing and maintaining its housing stock, including responsibility for building safety, asset management, and tenancy management. In contrast, the local authority retains its separate statutory responsibilities in relation to housing need and homelessness, including the administration of the Housing Allocations Policy and the prioritisation of households for rehousing. This distinction is particularly relevant in the context of a proposed decant, where Portsmouth Homes is responsible for the condition and safety of the building and the delivery of any required works, while the statutory housing authority function determines the rehousing response in accordance with the Allocations Policy.

11.2 Portsmouth Homes makes its properties available in full to support the council's statutory housing authority functions, with all social rented homes allocated through the council's Housing Allocations Policy. This ensures that the entirety of the council's housing stock is brought within a single, transparent framework for prioritising need, rather than being managed through separate or competing allocation routes.

11.3 This arrangement provides assurance that the statutory housing authority function is not disadvantaged by pressures arising within the landlord function. Even where Portsmouth Homes faces significant operational challenges, including those associated with building safety or major works programmes, the allocation of homes continues to be governed by the council's statutory duties and policy framework.

11.4 In the context of a proposed decant, this is particularly important. It ensures that decisions about rehousing are made in accordance with assessed housing need and the Allocations Policy, rather than being driven solely by landlord requirements. At the same time, it enables the council to utilise its full housing stock in a coordinated way to respond to urgent circumstances, with priority awarded transparently through the established banding scheme.

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11.5 The council's Housing Allocations Policy provides the statutory framework through which all social housing is allocated and establishes how priority is determined where households need to move. The policy applies not only to new applicants but also to "transfers of existing council tenants where the move is at the instigation of the council." This is directly relevant in the context of a decant.

11.6 The Allocations Policy provides for tenants requiring rehousing due to demolition, or major works to be treated as having an urgent need to move and prioritised accordingly within the banding scheme. Where circumstances are more acute, including where there is risk to residents, cases can be considered under other provisions within the policy.

11.7 The use of the Allocations Policy in this way ensures that residents requiring rehousing through a decant are prioritised transparently within the existing framework, rather than outside it. This maintains fairness to other applicants on the housing register, as any additional priority awarded is applied in accordance with published policy and reflects assessed housing need.

11.8 Officers within the statutory housing authority function will work in partnership with Portsmouth Homes to support the delivery of any required decant. This will include joint working to identify affected households, assess housing need, apply the Allocations Policy consistently and coordinate offers of suitable accommodation. This collaborative approach will ensure that the rehousing process is managed effectively, reflects both the operational requirements of Portsmouth Homes and the council's statutory duties, and provides a clear and supported pathway for residents through the decant process.

12. Decant

12.1 Portsmouth Homes is in its role as landlord seeking to undertake a full decant of four tower blocks to enable their deconstruction. The blocks affected are Tipton House, Edgbaston House, Barkis House, and Nickleby House, each comprising 136 dwellings. This equates to a total of 544 homes that must be vacated within an agreed programme timeframe, with decanting to be completed by 2030.

12.2 The accommodation within the blocks consists of a broadly even split of one bedroom and two-bedroom properties. In addition, the blocks contain a mix of sheltered housing and general needs tenancies distributed throughout each building, rather than being located in distinct or separate areas. This creates a more complex rehousing requirement, as the decant must respond to a wide range of needs.

12.3 The scale and mixed profile of residents means that the decant represents a significant operational and statutory undertaking. It will require a coordinated approach between Portsmouth Homes, as the landlord, and the statutory housing authority to ensure that all households are rehoused in suitable accommodation, that support needs are properly assessed and met, and that the process is delivered in a way that is fair, transparent and compliant with the Allocations Policy.

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12.4 While Portsmouth Homes has identified the properties affected and an overall programme for decanting, delivery will be dependent on the assessment of individual housing need and the capacity of the housing system to provide suitable vacant properties. This includes the availability of the right type, size, and location of accommodation, alongside the need to prioritise households in accordance with the Allocations Policy.

12.5 The statutory housing authority will endeavour to support the delivery of the decant programme in line with the timescales identified by Portsmouth Homes. However, delivery within these timescales cannot be guaranteed, as the rehousing process is dependent on the assessment of individual housing need and the availability of suitable accommodation through the housing allocations system. The statutory housing authority will continue to work closely with Portsmouth Homes to maximise opportunities for rehousing and to progress the decant as efficiently as possible within these constraints.

12.6 It should also be recognised that the housing system is already operating under sustained pressure, not only from underlying demand but also as a result of ongoing building safety and major works programmes across the council's housing stock. Multiple schemes requiring rehousing activity are planned between now and 2030, and these will continue to place additional demands on the availability of suitable accommodation. This cumulative impact will need to be managed alongside the decant programme, further reinforcing the need for a coordinated approach.

12.7 Portsmouth Homes has identified a number of floors and properties within the four blocks that are required to be vacated as an initial phase of the decant programme. There are 106 properties within this first phase and completion of this phase is required by early 2027.

12.8 Following completion of the initial phase, the remaining dwellings across the four blocks will require decanting to enable full vacation ahead of deconstruction. Portsmouth Homes has expressed a preference for this to be undertaken sequentially from the upper floors downwards, to support its mitigation strategy and to enable floors to be closed as residents move out. While the statutory housing authority understands the benefits of this approach from a landlord perspective, it is unlikely to be achievable in practice in a fully sequential manner. This is because rehousing will be driven by the availability of suitable vacant properties and the assessed needs of individual households, rather than by a fixed floor by floor sequence. As a result, the decant is expected to progress in a more flexible pattern as opportunities for rehousing arise.

12.9 The full decant of the four blocks is required to be completed by 2030. The scale of this programme, involving 544 households, will have a material impact on the operation of the housing system in Portsmouth over this period and may take some time to recover. This reflects the limited supply of available social housing, existing demand pressures, and the need to continue to meet statutory duties to other households in housing need, including those who are homeless or living in unsuitable accommodation. The statutory housing authority will seek to manage these

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competing demands carefully, ensuring that the decant is progressed alongside wider housing priorities in a planned and balanced way.

13. Estate Renewal Options

13.1 As part of the wider assessment of options for the four LPS blocks, early high-level massing work has been undertaken for both sites. This was intended to provide an initial indication of whether the sites could support future housing reprovision and wider estate renewal, and to inform the case for progressing more detailed feasibility work.

13.2 This work is preliminary only and does not represent a proposed redevelopment scheme. However, it indicates that both sites could provide significant opportunities to replace homes lost through deconstruction, make better use of the land, improve the quality and sustainability of future homes, and potentially increase the overall number of affordable and social homes.

13.3 Further work is needed before any conclusions can be reached about the form, scale, tenure mix, cost, phasing, or deliverability of future redevelopment. Approval is therefore sought to procure external consultants to undertake an evaluation of both sites to RIBA Stage 1. This would allow the Council to develop a clearer project brief, undertake early community engagement, test development options, consider unit mix and spatial capacity, prepare initial costings, and assess financial viability. Any decision to progress a redevelopment scheme would be subject to a further report and separate approval however it is the intention that design development could progress concurrently with decant work to minimise timescales associated with any new development.

13.4 There will be early engagement with Homes England to discuss the redevelopment and seek the support of Homes England to return affordable housing.

14. Integrated impact assessment (IIA)

14.1 An integrated impact assessment is contained in Appendix C.

15. Legal implications

15.1 The Council, as landlord and local housing authority, has a range of statutory duties relevant to the proposals contained within this report. The Cabinet Member must be satisfied that all relevant considerations have been taken into account, including resident safety, Building Safety Act 2022 compliance, the impact on existing tenants, equality considerations, financial implications and the availability of suitable alternative accommodation. The recommendation is supported by specialist engineering advice, Building Safety Case assessments and financial appraisals which have informed the conclusion that permanent decant and deconstruction represent the preferred long-term asset management option.

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15.2 As the owner of higher-risk residential buildings, the Council must continue to comply with its obligations under the Building Safety Act 2022 and ensure that building safety risks are appropriately assessed, monitored and managed. The recommendations in this report are based upon professional advice that continued occupation can be supported subject to the mitigation measures identified remaining in place and being kept under review.

15.3 Rehousing will need to be undertaken in accordance with Part VI Housing Act 1996 and the Council's Housing Allocations Policy. Whilst residents affected by demolition or major works may be entitled to additional priority under the Policy, allocation decisions must continue to be made lawfully, transparently and consistently with the published allocations framework. Where necessary possession proceedings based upon statutory grounds under Schedule 2 of the Housing Act 1985 will need to be considered.

15.4 Residents required to move from their homes may be entitled to statutory compensation, including Home Loss and Disturbance Payments, and the Council must ensure that such entitlements are assessed and administered in accordance with the relevant legislative requirements.

15.5 In making this decision, the Cabinet Member must have due regard to the Public Sector Equality Duty pursuant to section 149 Equality Act 2010. In particular, consideration should be given to the impact of the proposals on older residents, disabled residents and other potentially vulnerable groups. The Integrated Impact Assessment should be carefully considered as part of the decision-making process and kept under review throughout implementation of the decant programme.

15.6 The principal legal risks are: (i) challenge by way of judicial review or complaint if the decision-making process, consultation, equality analysis or consideration of alternatives is found to be inadequate; (ii) challenge to rehousing decisions if allocations are not made in accordance with the Housing Allocations Policy; and (iii) potential liability arising from any deterioration in building safety conditions during the phased decant process. These risks are capable of being mitigated through continued compliance with statutory requirements, adherence to the Council's policies and ongoing resident engagement.

16. Director of Finance's comments

16.1 The result of the financial modelling, regarding the cost of the proposed remediation works, is set out in section 7 of the report. The modelling, which compares the cost of borrowing and repayment over 20 years to the anticipated rental income over the same period, shows that the remediation schemes for the four LPS blocks do not offer value for money for the Housing Revenue Account (HRA).

16.2 The Council Housing Maintenance and Improvements Budget Allocation 2026/27 report, approved by the Cabinet Member in March 2026, included a budget of £1.605m for Building Safety Mitigation Measures. It is this budget that will pay for the safety, repair, and management measures to support residents while the phased decant of the LPS blocks is delivered. In addition, there is an annual budget of

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£800,000 for a Building Safety Decant team to ensure the efficient administration of the permanent decant of these properties and others needing temporary decant for building safety works.

16.3 Further work is needed to evaluate the expenditure needed to take the blocks out of use, secure them and progress deconstruction. However, based on the experience of deconstructing two similar blocks at Leamington House and Horatia House in 2018/19, this is estimated to be in the range of £10m to £12m. This level of expenditure, predominantly incurred from 2030/31 onwards, is anticipated to be affordable based on the current projections for HRA Capital Programme draws on the Major Repairs Reserve, which is funded from revenue contributions. Delegated authority is sought for the Director of Housing, Neighbourhood and Building Services to seek approval from the Director of Finance and Resources (Section 151 Officer) for the necessary expenditure, which will be included in future iterations of the HRA Capital Programme.

16.4 Delegated authority for the Director of Housing, Neighbourhood and Building Services to seek approval from the Director of Finance and Resources (Section 151 Officer) is also recommended for the cost of procuring consultants to develop early renewal options for both sites to RIBA Stage 1. Details of this commission will need to be worked up but the cost is anticipated to be in the region of £800,000. An approved sum of £400,000 in the HRA Budget Allocation 2026/27 for Development Preliminary Design Work, could fund the initial costs. A budget for the continuation of this work, funded from the Major Repairs Reserve, will be included in the HRA Budget Allocation for 2027/28.

……

Signed by: **James Hill - Director of Housing, Neighbourhood and Building Services**

Appendices:

Appendix A - Portsmouth Homes LPS Building Safety - Mitigation and Management Plan
Appendix B - Resident Decant Letter example (tailored to each block)
Appendix C - Integrated Impact Assessment
Appendix D - Affected blocks FAQs

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Council Housing Maintenance and Improvements (including non-dwelling assets) Budget Allocation 2026/2027	CH Maintenance Improvements Non-Dwelling Budget Allocation 2627.pdf

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Leamington House and Horatia House Next Steps	Leamington House and Horatia House Next Steps Cabinet Report with appendices 1-4.pdf
Somers Orchard - Delivering Phase 1 (Block C)	Somers Orchard Project - Delivering Phase 1 Block C.pdf

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by the Cabinet member for Housing and Tackling Homelessness on 5th August 2026.

……

Signed by: **Councillor Darren Sanders - Cabinet Member for Housing and Tackling Homelessness.**

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Portsmouth Homes

LPS Building Safety - Mitigation and Management Plan

June 2026

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Background

This document relates to the following Large Panel System Blocks;

- Tipton House (1-136)
- Edgbaston House (1-136)
- Barkis House (1-136)
- Nickleby House (1-136)

Following the undertaking of detailed surveys and investigations to all 4 blocks as part of investigations related to the preparation of Building Safety Cases, a need for significant structural strengthening works has been identified to each block, alongside various fire safety improvements.

Following a cost appraisal of each block it has been determined that it is not financially viable to undertake the required improvement works, therefore the blocks will be subject to a planned decommissioning.

Due to the costs associated with undertaking required remediation works for continued long term occupation being unviable, two consultants have been appointed to determine whether any interim works are required or changes to management practices to manage the risk to residents to continue occupation in the short to medium term.

Wilde Consultants have been appointed to appraise structural aspects, and The Bailey Partnership have been appointed to appraise fire safety aspects. The results of their appraisal indicate that subject to the undertaking of interim works and some changes to management practices, risk to residents can be mitigated and managed to allow a phased decant of residents (through to 2030) ahead of decommissioning of the blocks.

This document will detail the proposed plan to mitigate and manage the risk to residents.

Mitigation Measures

Phased decant

To support risk management it is proposed to undertake a phased decant of the upper floors of the blocks as detailed below.

- **Tipton House** - floors 15, 16 and 17
- **Edgbaston House** - floors 14, 15, 16 and 17
- **Barkis House** - flats 115 and 118 on floor 15 and floors 16 and 17
- **Nickleby House** - flats 115 and 118 on floor 15 and floors 16 and 17

It is proposed that engagement is undertaken with affected residents with the aim to complete the decant of these floors by early 2027.

Once the decant of the upper floors is complete, the remainder of the blocks would be subject to an ongoing phased decant through to 2030, adopting a top-down approach in terms of floors (subject to housing need).

As each floor is fully decanted, the dwelling with be fully decommissioned and secured, further reducing risk.

Bollard Installation

Bollards are currently being installed to the external areas around each block where vehicular access is possible to reduce the possibility of a vehicular striking a building and potentially causing structural damage.

Electrical Inspections

We will continue undertake Electrical Condition Inspection Reports (EICR) to all dwellings and communal areas on a 5 yearly testing cycle, addressing and C1 and C2 actions at the time of inspection. This will reduce the risk of an electrical fire occurring within a dwelling.

Where a dwelling EICR is overdue, our Housing Officers will prioritise these to work with residents to facilitate access.

Below are the current levels of EICR compliance;

- **Tipton House** - 130 out of 136 (95.6% - 6 dwellings overdue)
- **Edgbaston House** - 131 out of 136 (96.3% - 5 dwellings overdue)

- **Barkis House** - 131 out of 136 (96.3% - 5 dwellings overdue)
- **Nickleby House** - 133 out of 136 (97.8% - 3 dwellings overdue)

Routine Inspections and Housekeeping

Routine block inspections will be undertaken on a daily basis to all 4 blocks (including weekends). The purpose of the inspections will be to enforce our zero-tolerance policy, ensuring that communal areas are free from potential sources of ignition or excess fire load.

They will allow general inspection the building to identify any repairs associated with fire safety, such as if a communal fire door has been damaged. They will also undertake general fire safety equipment checks.

The inspections will also ensure that there is not an excess build-up of waste in the bin store areas, reducing the fire load and sources of ignition in these areas.

Communal Fire Door Inspections

It is important to maintain functional communal fire doors to minimise the impact of a fire reducing the spread of flame or smoke to support the current 'stay put' policy with each block.

Communal fire doors will continue to be inspected on a quarterly basis, with a documented record of each inspection being undertaken. The inspections will assess the condition of doors checking that they adequately self-close, they are free from significant damage and that the doors have a reasonable fit within the frame.

Where defects are identified, relevant repairs will be raised to address the defects and a record held of the works.

If doors are identified that have been subject to significant damage these will be replaced with fully certified FD30s doorsets.

Property Entrance Door Inspections

It is important to maintain functional property entrance fire doors to minimise the impact of a fire reducing the spread of flame or smoke to support the current 'stay put' policy with each block.

Yearly, documented inspection of all property entrance doors will be undertaken to assess the condition and function of doors.

The inspections will be undertaken on rolling basis with access attempted on a quarterly basis alongside communal door inspections. Where access to dwellings becomes an issue, residents will be contacted to arrange specific, timed appointments.

Checks will include;

- ensuring that doors self-close,
- they have a reasonable fit between the door leaf and door frame without excess gaps,
- that the door is in reasonable condition without significant damage,
- that door furniture is fire rated
- where present, smoke strips and seals are functional being free from damage

Where deficiencies are identified repairs will be raised for these to be addressed.

Should significant damage be present to a door or it is not cost effective to repair, the individual door will be replaced with a fully certified FD30s.

Bin Chute Closure

To reduce the risk of fire starting in bin chutes and to prevent the transfer of smoke between floors, the communal bin chutes will be closed to each block.

These works will be undertaken as part of the interim remediation project.

Fire Stopping

To maintain the compartmentation with the blocks, we will undertake fire stopping works as identified in each blocks Type 4 FRA to help reduce the spread of flame and smoke between floors and dwellings, support the 'stay put' policy.

These works will be undertaken as part of the interim remediation project.

Resident Comms

Interim Remediation Project

A range of repair measures have been provided by the consultant. To efficiently complete these an interim remediation project will be undertaken via a Task Order, to our Service Provider Mountjoy.

The scope of the project will pick up actions to support the mitigation and management of risk and will include;

- **Door repairs** - all property entrance fire doors will be inspected and where necessary the following works will be undertaken;
    - Installation of fire rated intumescent letter boxes and locks
    - Repair/replacement of door closers
    - Replacement of any damaged doors
    - Adjusting/lipping doors where gaps between the door frame and door leaf are excessive
    - Replacing any damaged or missing smoke seals
- **Internal property doors** - to two bedroom properties, where necessary replace doors to habitable rooms that lead onto the internal hallway with FD20 doors.
- **Fire alarm** - installation of additional smoke alarms within properties to provide an LD2 system. This will involve the installation of (where not already installed) a smoke and heat detector to all kitchens and smoke alarms to habitable rooms (living room and bedrooms) in addition to existing smoke alarms in hallways.
- **Chute closure** - works to secure and close off all bin chutes.
- **Abseil inspection** - commissioning of a specialist company to undertake an inspection of the external building structure via abseil. They will record the condition of the concrete, and remove any areas of potentially loose concrete.
- **Fire stopping** - undertake the installation of fire stopping to any identified defect with the communal areas to improve compartmentation
- **Signage** - installation of additional wayfinding signage within the blocks.

The project has been issued to the Service Provider, and it is anticipated that works will commence within 3 months, with an aim to complete by summer 2027.

Tenancy Update Visits

We will continue to undertake tenancy update visits to all residents with the blocks, at an interval of no more than 12 months.

In terms of mitigation the TUVs will allow us to identify residents who have vulnerabilities that may increase their risk of a fire occurring or the impact of it. This information can then be used to support residents to manage these risks.

These visits will be used to remind residents to not store any bottled gas within the building and to identify and manage any residents who may be using bottled oxygen within their homes due to health conditions. Where any resident is identified in this situation, they will be prioritised to be decanted to more suitable accommodation.

Example of where TUVs can support managing risk include;

- Identification of residents unable to self-evacuate
- Review and management of Personal Emergency Evacuation Plans
- Identification and provision of support where cases of hoarding may be present
- Identification of potential HHSRS Cat 1 hazards

Personal Emergency Evacuation Plans

We will review and update all PEEPs present at the blocks as part of ongoing resident engagement at intervals of no more than 12 months.

Where issues relating to self-evacuation are identified as part of TUVs, we will develop PEEPs that will be subject to ongoing reviewing and updating.

Information from PEEPs will be held within Premises Information Blocks to HIWFRS access to the information.

Fire Risk Assessments

We will continue to undertake Fire Risk Assessments to each block at a maximum interval of 12 months.

We will review all actions arising from the FRAs and where practicable look to complete them within prescribed timeframes. Where actions can not be completed, we will give consideration to whether further mitigation measures are necessary to be implemented to manage the residual risk.

Hampshire & Isle of Wight Fire & Rescue Service Liaison

We will provide details of the mitigation plan to HIWFRS and invite them to undertake further familiarisation visits to the blocks to consider any amendments to their operational plans in light of the mitigation plan.

We will continue to undertake quarterly liaison meetings with HIWFRS, updating them on progress of the phased decant and interim remediation works, as well informing them of any significant changes to the building, residents or risks that may impact their operational procedures.

We will continue to update Premise Information Blocks with identified vulnerable residents and changes to the buildings use (i.e. closure of floors).

Additional Considerations

Installation of Fire Evacuation Alert System

An additional measure that would support HIWFRS's management of the blocks in the event of a fire, would be installation of a Fire Evacuation Alert System, allowing them to manage a controlled evacuation of each building.

To facilitate the installation of a system would require a system to be designed as well as an application to the Building Safety Regulator. Given the timescales associated with this and plan for decommissioning the building, undertaking this works may not be practicable.

Fire stopping of ventilation duct

Investigations will be undertaken to consider the viability of undertaking fire stopping to ventilation ductwork. There is potential that this will not be practicable in light of the timescales of decommissioning the buildings, should this be the case further consideration will be given to if alternative measures are required.

Provision on ongoing maintenance

Whilst all blocks are subject to a phased decommissioning, we will continue to undertake day to day maintenance to the blocks in accordance with our Repairs & Maintenance Policy.

This will ensure that than emergency or urgent repairs are addressed within defined timescales and ensure that the general maintenance standard to the blocks continues to good level until such time as they are fully decanted.

Where there is demand received for capital works such as new kitchens or bathrooms, these will be inspected by a Portsmouth Homes Repairs Surveyor to establish whether a new installation is necessary or if repairs can be undertaken to maintain the function.

Whilst the assessment will primarily be around the function of the installation, the surveyor will also give consideration to the proposed length of future occupancy of a dwelling in relation to the phased decant and decommissioning of the blocks.

Where DFG adaptations are requested by residents, the request, resident need and stage of decommissioning will be considered to ensure a proportionate response is undertaken. Outcomes could be undertaking the adaptation or accommodating it in their new accommodation following decant.

Budget

With the Portsmouth Homes capital budget for 2026/2027, a total of £1.5m was allocated to Building Safety Mitigation Measures. This funding was approved by the Cabinet Member for Housing & Tackling Homelessness on 10th March 2026 under the *Council Housing Maintenance and Improvements (including non-dwelling) Budget Allocation 2026/2027*.

It is anticipated that the current funding will be sufficient to fully fund the Interim Remediation Project alongside any further repair or remediation works that may be required. This will be subject to ongoing review and if necessary additional capital allowances will be made in subsequent financial years.

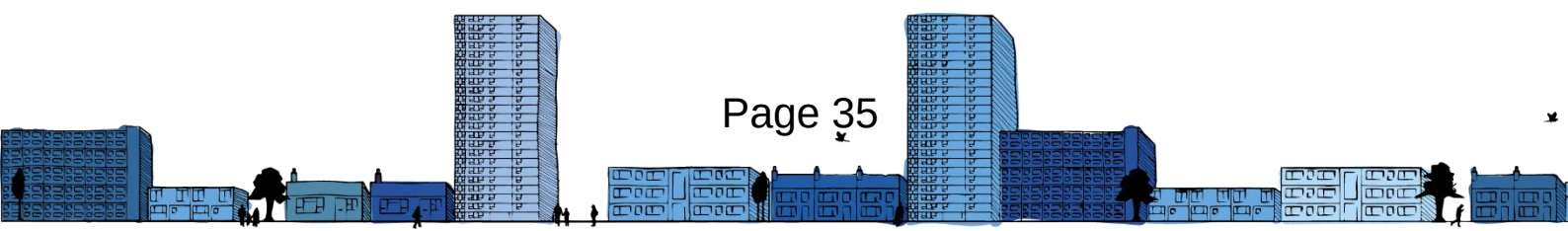
Governance

The LPS Mitigation Plan will be overseen by the Fire & Building Safety Manager within the Compliance section of Building Services.

They will be responsible for ensuring that the various measures are implemented and to track progress of associated activities.

Progress of the mitigation plan will be reported through to the 6-weekly Building Safety panel and to the quarterly Portsmouth Homes, Private Sector Housing and Corporate Assets Safety and Quality Strategic Group.

Updates will be provided to the Cabinet Member for Housing & Tackling Homelessness as part of monthly Building Services briefings with Information Only reports to be brought to Housing Cabinet meetings at key points.



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BLOCK NAME

Address

Portsmouth City Council
Portsmouth Homes - Building Safety
Floor 3 Core 5
Civic Offices
Guildhall Square
Portsmouth
PO1 2AL

t. 02392 84 1674
e. decants@portsmouthcc.gov.uk

Important - update on your housing block

Date: 27th July 2026

Dear Resident,

I am writing to let you know about a proposal that could affect your home.

We understand receiving a letter like this may be worrying. We want to be open and honest with you about what is being proposed and why, and how we would look to support you. This letter explains that we are very likely to rehouse you by 2030.

A proposal affecting **[insert block name]** will be considered by the Cabinet Member for Housing and Tackling Homelessness at a meeting on **5 August 2026**. A report setting out the details will be published on **28 July 2026** on the Portsmouth City Council website.

The proposal covers a plan leading up to **2030**, nothing would need to change straight away. We understand that your home is much more than a building - it is where you feel settled and connected to your community.

The report will recommend that residents living in **Tipton House, Edgbaston House, Barkis House and Nickleby House** are permanently rehoused into other homes. If agreed, this would happen over four years, with support provided to every household throughout the process.

This recommendation is linked to the way the buildings were built. Expert surveys have found that residents can continue to live safely in their homes and there are no immediate safety concerns. However, the surveys also found that the buildings do not meet the standards we would expect from homes built today.

We looked at whether the buildings could be updated instead. However, the amount of work needed would be very large and would cause a lot of disruption to residents. People would need to move out of their homes for a long time while the work was carried out. Even after the work was finished, the buildings would still have a limited lifespan. Because of this, Portsmouth Homes believes that helping residents move is the best long-term option.

One of the first questions you may have, is if you are safe in your home between now and 2030. The clear advice from the experts is **yes**. Residents can continue living safely in their homes while any rehousing is planned and delivered.

If the proposal is approved, we will work closely with every household to understand their circumstances, needs and preferences. A member of our team will arrange a meeting with you to discuss your situation, answer your questions and explain the support available. The report also includes a package of support for residents including a home loss payment. We will provide more information about this when we meet with you.

From today, there are several ways you can get information, ask questions and speak to someone about this news:

- Speak directly with Portsmouth Homes staff. We are visiting every flat and will return to homes where residents are unavailable today.
- Attend a drop-in session in the community room on the ground floor. Staff will be available between 9am and 7pm on the advertised dates. **[Insert dates]**
- Read the information provided alongside this letter in your own time.
- Visit the information point in the community room.
- Speak with your dedicated Decant Housing Officer, **[insert name]**.
- Call our dedicated helpline on **02392 84 1674**.
- Email **decants@portsmouthcc.gov.uk**.
- Visit the Portsmouth Homes website for the latest information and frequently asked questions. **[Insert website address]**

We know this is a lot of information to take in and that you may feel worried or uncertain about what this could mean for you and your family. Please be reassured that any changes would happen gradually over a number of years.

We will continue to keep you informed and support you throughout the process. If it would help, please let us know if there is a family member, friend, carer or someone else you trust that you would like involved in future conversations.

Thank you for taking the time to read this information.

Director of Housing, Neighbourhood & Building Services
Portsmouth Homes
Portsmouth City Council

Form name	Integrated Impact Assessment
Reference	IA852458454
Date	30/06/2026

Policy details

Directorate	PCC Housing, Neighbourhood and Building Services
Service, function	Portsmouth Homes Landlord Services, responsibilities and obligations
Title of policy, service, function, project or strategy	Large Panel System Blocks - Asset Management
Type of policy, service, function, project or strategy:	New
What is the aim of your policy, service, function, project or strategy?	To safely rehouse 544 social housing households currenlty living in 4 Large Panel System Buildings in a planned and phased way over the next 5 years, as the buildings are no longer financially viable to maintain to new Building and Fire Safety Standard expectations.
Has any consultation been undertaken for this proposal?	No

Equality Impact Assessment

Confirm you've watched the webinar	☑
With the above in mind and following data analysis, who is the policy, service, function, project or strategy going to benefit or have a detrimental effect on and how?	There are 544 households that will be directly impacted by the proposals. These are all social housing tenants with a range of mixed and varied demographics, covering all protected characteristics. In addition to this, other applicants registered on the Portsmouth Housing Register may be adversley impacted by the proposal as the availabilty of social housing stock will be reduced by 544 units and the current households in those homes will require alrternative accommodation.

Will any of those groups be affected in a different way to others because of your policy, project, service, function, or strategy?	No, all affected households will be prioritised based on the existing Allocations Policy in a fair, open and transparent manner.
If you are directly or indirectly discriminating, how are you going to mitigate the negative impact?	As above, all prioritisation will be based on the existing Allocatons Policy and will not result in any direct or indirect discrimination.
Who have you consulted with or are planning to consult with and what was/will be your consultation methodology?	Due to the sensitivity of this proposal, it has not been possible to consult with any involved residents or affected households, but we have agreed a Communications Plan to ensure that all affected households are infoimred in a consistent and prompt manner, and that the appropriate level of support is availalbe throughout the entire period until all households have been successfully rehoused. We will also ensure that all relevant stakehilders and support organisations and agencies are comunicated with effectively, so that additional support can be provided, as and when needed.
How are you going to review the policy, service, project or strategy, how often and who will be responsible?	If the proposal is agreed, the implementation and progress will be monitored regulalry, with updated reports, measures and satisfaction surveys until all households have been satisfactorily rehoused.

Crime

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	Tower blocks used for social housing can be prone to increased drug use, ASB and associated crime. With the removal of 544 households in 4 tower blocks, this should reduce the potential for general crime, drug use and ASB in these neighbourhoods. In addition to this, there is the potential for increased crime, drug use and ASB as the buildings are emptied, if mitigation is not put in place that ensures that empty properties, entire floors and stairwells are not appropriately managed and protected.

How are you going to measure/check the impact of your proposal?	As a social landlord we measure all incidents of reported crime, ASB and drug use by building or Postcode. Therefore we have data covering recent years so that we can track increases or reductions and provide appropriate responses and changes needed to manage and mitigate these issues.

Housing

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The proposal will reduce the social housing stock by 544 units, as they are no longer financially viable to maintain to current standards and expectations. However, this will allow Portsmouth Homes to redirect funds to its remaining stock in order to contiunue to provide good quality affordable social housing.
How are you going to measure/check the impact of your proposal?	We will be managing and supporting all households in finding suitable alternative homes over the proposed 5 year plan, and will be able to use existing measures to see the overall impact on the Portsmouth Housing Register, in terms of lenght of time to be allocated to specific property types as well as the demand and use for Temporary Accommodation.

Health

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The proposal may negatively impact both the physical and mental health of the 544 households that will be required to move to alternative homes over the 5 year period, as well as whilst they are living in tower blocks that are being emptied. We will be visiting all households individually to better understand thier personal circumstances so that the appropriaste support can be provided, and we have established a dedicated Decant Team to provide and facilitate support from start to finish. We will also prioritise rehousing based on medical evidence and in line with our existing Allocations Policy to ensure that individuals are not negatively impacte by physical or mental health conditions.
How are you going to measure/check the impact of your proposal?	We will monitor support provided to individuals and households as well as the number of referrals to specialist organisations, and monitor customer feedback and complaints regarding the affects of the project on households physical and mental well being.

Income

This section is not applicable to my policy	☑

Carbon emissions

This section is not applicable to my policy	☑

Energy

This section is not applicable to my policy	☑

Climate change

This section is not applicable to my policy	☑

Natural environment

This section is not applicable to my policy	☑

Air quality

This section is not applicable to my policy	☑

Transport

This section is not applicable to my policy	☑

Waste management

This section is not applicable to my policy	☑

Culture and heritage

This section is not applicable to my policy	☑

Employment and opportunities

This section is not applicable to my policy	☑

Economy

This section is not applicable to my policy	☑

Social value

This section is not applicable to my policy	☑

Summary

Who was involved in the Integrated impact assessment?	Mark Fitch
Name of person completing this form	Mark Fitch
Date of completion	30/06/2026

Affected blocks pre decision FAQs

Why have I received a letter?

We are writing to let you know about a proposal that could affect residents living in Tipton House, Edgbaston House, Barkis House and Nickleby House.

We understand this news may be worrying, and we want to be open and honest about what is being proposed and why.

A report about the proposal will be published on the Portsmouth City Council website on **28 July 2026** and will be considered by the Cabinet Member for Housing and Tackling Homelessness on **5 August 2026**.

What is being proposed?

The report recommends that residents living in Tipton House, Edgbaston House, Barkis House and Nickleby House are permanently rehoused into other homes through a planned and phased programme.

If approved, this would take place gradually over a four-year period up to 2030.

No one would be expected to move immediately, and nothing would change straight away.

Why is Portsmouth Homes making this recommendation?

The recommendation relates to the way these buildings were originally constructed.

Specialist structural assessments have been carried out on all four buildings. While these assessments found no immediate concerns with residents continuing to live in their homes, they also found that the buildings do not meet the standards we would expect for homes built today.

After carefully considering the findings, Portsmouth Homes believes that a planned rehousing programme is the most appropriate long-term option for residents.

Is my home safe?

Yes.

The clear advice from the specialist assessments is that residents can continue living safely in their homes while any rehousing programme is planned and delivered.

If my home is safe, why is rehousing being considered?

As a social housing landlord, Portsmouth Homes has a responsibility to think about residents' long-term safety.

Although there are no immediate structural concerns, the buildings do not meet the level of structural robustness expected today. The recommendation is therefore being made as a precautionary measure and reflects our duty to plan for the future.

Why can't the buildings simply be repaired?

Portsmouth Homes has carefully considered all available options.

The specialist assessments found that significant and highly intrusive works would be required to address the structural concerns. Such works would likely require residents to move out of their homes for extended periods and would not significantly extend the buildings' lifespan.

After weighing up all options, Portsmouth Homes believes that a planned rehousing programme is the best long-term solution for residents.

When would I need to move?

If the recommendation is approved, no one would be expected to move immediately.

The proposed programme would be delivered gradually over a four-year period, up to 2030.

Any moves would be carefully planned, and residents would be supported throughout the process.

What support would be available if the proposal is approved?

If the proposal is approved, Portsmouth Homes will work closely with every household to understand their individual circumstances, needs and preferences.

Dedicated support will be provided throughout the process, including:

- Individual meetings with residents
- A dedicated Decant Housing Officer
- Advice and guidance on rehousing options
- Regular updates and opportunities to ask questions
- Support tailored to each household's circumstances

What happens next?

If the proposal is approved, Portsmouth Homes will begin speaking with residents individually over the coming weeks.

A member of the team will arrange a time to meet with you, discuss your circumstances and answer any questions you may have.

At this stage, no decisions will need to be made immediately.

How will residents be kept informed?

We are committed to being open, honest and supportive throughout this process.

Residents will receive regular updates and there will be a range of opportunities to ask questions and receive information.

Where can I get more information or ask questions?

There are several ways to get information and speak to someone:

- Speak directly with Portsmouth Homes staff.
- Attend a drop-in session in the community room on the ground floor between 9am and 7pm on Monday 27th July 2026.

  9am - 5pm on Tuesday 28th July - Thursday 30th July and,

  9am - 4pm on Friday 31st July 2026.
- Read the information provided alongside your letter.
- Visit the information point in the community room.
- Speak to your dedicated Decant Housing Officer, **XXX**
- Call the dedicated helpline on **02392 84 1674**.
- Email **decants@portsmouthcc.gov.uk**.
- Visit the Portsmouth Homes website for updates and information. **Portsmouth.gov.uk/XXhouse**

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Portsmouth CITY COUNCIL

Title of meeting:	Cabinet Member Housing and Tackling Homelessness
Date of meeting:	5th August 2026
Subject:	High-rise blocks - refuse disposal arrangements
Report by:	Phil Bentley - Head of Neighbourhood Services Amy Holmes - Head of Compliance Patrick Leggett - Head of Capital Projects
Cabinet Member:	Councillor Sanders
Wards affected:	Charles Dickens, St Thomas
Key decision:	No
Full Council decision:	No

1. Purpose

1.1 The purpose of this report is to set out why action is now required in relation to bin chutes in a number of Portsmouth Homes high-rise blocks and to seek approval for a phased programme of bin chute closures. The need for action is driven primarily by Fire Risk Assessment actions that need to be resolved in relation to the existing chute systems. Closure is recommended because the bin chutes are no longer considered fit for purpose, it removes the chute-related fire safety issue, avoids impractical retrofit and ongoing maintenance costs, and supports wider improvements in waste management, recycling compliance and resident safety.

2. Recommendations

2.1 The Cabinet Member for Housing and Tackling Homelessness notes the Fire Risk Assessment findings, the need to take action in relation to the existing bin chute systems, and approves the proposed response of phased bin chute closure in the following buildings:

BARKIS HOUSE (1-136)
BLACKWOOD HOUSE (1-26)
BRISBANE HOUSE (1-30)
COPPERFIELD HOUSE (1-88)
DARWIN HOUSE (1-45)
EDGBASTON HOUSE (1-136)
HANDSWORTH HOUSE (1-153)
LADYWOOD HOUSE (1-136)

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MILL GATE HOUSE (1-76)
NICKLEBY HOUSE (1-136)
OMEGA HOUSE (1-80)
PICKWICK HOUSE (1-88)
ROSLYN HOUSE (1-54)
SARAH ROBINSON HOUSE (1 - 120)
TIPTON HOUSE (1-136)
WESTMINSTER PLACE (1-78)
WILMCOTE HOUSE (1-113)
WINGFIELD STREET (1-71 ODDS)

2.2 The Cabinet Member for Housing and Tackling Homelessness agrees the engagement approach outlined in section 6.

2.3 The Cabinet Member for Housing and Tackling Homelessness requests an information report once the phased closures have been completed.

3. Background

3.1 Portsmouth Homes manages 22 high-rise blocks, many of which were built with bin chute systems designed for the waste disposal needs of the time. Bin chutes have already been closed in Grafton Street, Estella Road and Grosvenor House. The remaining systems are dated and create significant issues with misuse, blockages and cleaning demand. Fire Risk Assessments have now identified that action is required because the existing chute arrangements do not provide sufficient containment in the event of a fire, creating a risk of fire and smoke spread. This means Portsmouth Homes must either invest in significant retrofit works to retain the systems or remove the risk by closing the chutes as part of a managed programme.

4. The Case for Change

4.1 Fire Safety and Building Safety Obligations

4.1.1 Portsmouth Homes recognises its responsibilities under the Social Housing (Regulation) Act 2023 and the wider building and fire safety framework, including the Building Safety Act 2022 where applicable. These requirements reinforce the need for housing providers to take a proactive, risk-based approach to resident safety, particularly in higher-risk and high-rise buildings

4.1.2 Fire Risk Assessments on the blocks listed in 2.1 have identified the existing bin chutes as a persistent fire risk due to the accumulation of waste, inappropriate disposal of large items, and the potential for ignition and spread of fire from within enclosed chute rooms.

4.1.3 Fire safety is a key driver for this proposal. Portsmouth Homes undertakes regular fire safety checks and Fire Risk Assessments for its high-rise buildings. Fire Risk Assessments identify fire hazards, assess the level of risk to residents, visitors and

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staff, and set out the control measures needed to reduce those risks to an acceptable level.

4.1.4 Where an assessment identifies actions, Portsmouth Homes must review, prioritise and complete those actions, or otherwise manage the risk through appropriate interim controls, in a timely and proportionate way as part of its wider duty to manage fire safety and protect residents within its buildings.

4.1.5 Current interim mitigation includes regular checks of chute hoppers and communal fire doors, together with continued repairs and maintenance of the existing chutes. This mitigation will remain in place until each chute is safely closed.

4.1.6 The Fire Risk Assessments identify that action is required if the existing bin chute systems are to remain in use. There are two available responses: retrofit and retain the chutes with additional fire safety measures or close the chutes through a phased programme. The recommended approach is closure because it removes the chute-related fire safety issue rather than continuing to manage it through specialist systems, ongoing inspection and reactive maintenance.

4.1.7 If the chutes were retained, significant capital investment would be required to improve fire containment, including measures such as smoke seals, automatic closure arrangements, fire stopping and linked detection systems. These works would also create ongoing inspection, maintenance and repair obligations, while the existing problems with blockages, misuse and cleaning demand would remain. Phased closure is therefore considered the more proportionate and sustainable response.

4.1.8 The suggested approach of closure is consistent with the successful outcomes observed in other local authorities, such as Sheffield and Hounslow, where chute closures led to measurable improvements in fire safety, waste management and resident wellbeing. Further details are included in Appendix A.

4.1.9 Chutes in low to medium-rise buildings and some high-rise buildings owned by Portsmouth Homes have already been closed with no significant issues to report. In many of these low to medium-rise buildings, residents walk further and need to use stairs to reach the bins, compared with high-rise buildings where residents have the option of using lifts.

4.1.10 While the wider HRA Bin project has already received approval for the closure of bin chutes in all other blocks where they exist, high-rises were excluded from this decision. This was due to resident feedback during consultation events in Portsea, where tenants expressed a preference to retain their chute systems. At that time, the decision was made to take account of this feedback and keep the chutes operational in high-rises. Importantly, this decision pre-dated the Fire Risk Assessment actions now required due to changes in building safety.

4.1.11 This report now sets out why the remaining high-rise bin chutes should close. The recommendation is driven by updated fire safety requirements, the estimated retrofit cost of more than £1 million across the high-rise stock, and the need to align refuse

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disposal arrangements with modern waste and recycling requirements. Closure provides a clearer route to compliance, reduces recurring operational pressures, and supports the strategic direction of the HRA Bin project.

4.1.12 We work closely with Hampshire & Isle Wight Fire & Rescue Service who support the general work we undertake to mitigate and manage fire safety risk across our blocks of flats.

4.2 Waste Management and Environmental Drivers

4.2.1 The Environment Act 2021 mandates consistent recycling collections across all local authorities. As a unitary authority, Portsmouth City Council (PCC) is responsible for both waste collection and disposal.

4.2.2 The Government introduced Simpler Recycling, which standardises recycling across the UK with the aim of eliminating confusion and improving recycling rates to meet environmental targets. PCC Waste Management service and Portsmouth Homes have worked collaboratively to improve recycling options for our high-rise properties which has included the introduction of food waste disposal, the changes also aid the preparation for 'twin stream' collection to enable different recycling material to be placed in the same recycling bin.

4.2.3 Bin chute systems in Portsmouth were designed and built in the 1950s and 1960s, when recycling was not part of household waste collection and residents produced less waste than they do today. The chutes are suitable only for small bags of general waste (see photos in appendix A). Residents are already taking recycling and food waste to external bin stores separately, and future changes will require further separation of paper and card. The existing chute systems cannot support these separate waste streams and are therefore not compatible with future waste collection requirements.

4.2.4 The Joint Municipal Waste Management Strategy (2021) and PCC's own waste improvement initiatives underpin the need for modern, secure and accessible waste disposal systems that promote recycling and reduce carbon emissions.

4.3 Current maintenance and repair costs

4.3.1 During the financial year 2024/25, Portsmouth Homes recorded 569 chute-related incidents across 17 high-rises, incurring a total maintenance cost of £97,105.04. Barkis House alone accounted for £13,887.47, with 78 of 102 reports related to blockages.

4.3.2 Neighbourhood Services estimate approximately 64 working days annually, in the region of £10,000, are spent unblocking chutes in just three blocks.

4.3.3 Retrofitting the chutes with automatic closures would not improve the situation with blockages and associated costs. It is expected to increase maintenance costs in the event of blockages, whereas closing the chutes would enable Neighbourhood Warden time to be reinvested into the assisted collection process.

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4.3.4 The closure would therefore generate efficiencies by removing a significant proportion of chute-related repair and maintenance costs, which totalled £97,105.04 in 2024/25. These efficiencies will support other repairs and maintenance demands. Time currently spent by Neighbourhood Wardens on chute blockages will be redirected to other Neighbourhood priorities, including resident education on correct waste disposal, reducing issues around bin stores and providing assisted collection support.

Example Blocks	Cost 2024/25
BARKIS HOUSE (1-136)	13887.47
COPPERFIELD HOUSE (1-88)	8135.3
EDGBASTON HOUSE (1-136)	13977.35
HANDSWORTH HOUSE (1-153)	16166.12
TIPTON HOUSE (1-136)	7931.66

4.4 Cleaning and Neighbourhood Services

4.4.1 Cleaning demands associated with chute areas are disproportionately high. This includes cleaning chute hoppers and removing accumulated waste, including black bags that are too large to fit down the chute and are therefore left in the chute room.

4.4.2 The age and design of the buildings reflect historic patterns of waste disposal, including the use of much smaller household waste bags. This no longer reflects how residents dispose of waste, with larger black bags more likely to cause blockages or be left in chute rooms.

4.4.3 Neighbourhood Wardens report that a high proportion of residents already transport waste to external bins, suggesting behavioural readiness for a transition. This is both to the general waste bins and recycling bins. As mentioned above, typically black bags when full will not fit into the chute, which leads to blockages. As such residents take the waste directly to the bins as described.

4.4.4 All affected buildings have lifts, which will help many residents access external bin stores. Portsmouth Homes will consider block-specific access issues through the engagement process and will put assisted collection arrangements in place where individual households need additional support.

4.4.5 Eliminating chute-related cleaning will reduce operational strain and improve service by freeing up resources to carry out investigations into other neighbourhood issues such as fly tipping, and anti-social behaviour.

4.5 Why retention is not recommended

4.5.1 The case for change set out above explains why the current arrangements are no longer considered appropriate. Fire Risk Assessments require action if the chute systems are to remain in use. Portsmouth Homes has therefore considered whether to retrofit and retain the chutes or close them through the proposed phased programme.

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4.5.2 If the chutes were retained, the works required to address the fire safety issues would include a specialist fire detection and alarm system linked to automatic fire dampers, together with replacement or upgrade of chute hatches to incorporate smoke seals and associated fire stopping measures.

4.5.3 The capital cost of these upgrade works is estimated to average £50,000 per block, equating to a total cost of more than £1,000,000 across the high-rise stock. In addition to this initial investment, there would be an ongoing requirement to inspect, service and repair the specialist systems, creating a continuing revenue pressure.

4.5.4 By contrast, phased closure would remove the chute-related fire safety issue, avoid the need for specialist retrofit works, reduce future maintenance and repair liabilities, and support modern waste and recycling arrangements. For these reasons, retention is not recommended and phased closure is considered the more proportionate, sustainable and cost-effective response. One-off costs for closure are estimated in the region of £10k per block (total estimated £180k).

4.5.5 Due to the changes in waste management and requirements for multi stream collections, along with updated fire and building safety regulations, many newer residential developments opt for managed waste and recycling stores rather than traditional single-stream bin chutes.

5. Implementation Plan

5.1 A phased approach is recommended. The order of blocks will be determined by the HRA Bin project stakeholder group in conjunction with the Capital projects teams, taking account of links to other fire safety works, maintenance costs, frequency of chute-related incidents, operational readiness and resident engagement requirements.

5.2 The HRA Bin project needs to be completed by early 2028 to meet legislative requirements for recycling collections. The high-rise programme will form part of this planning and implementation, with delivery aligned to the wider HRA Bin project and Project 2030 works wherever possible.

5.3 The programme will be delivered through an engagement-led approach, with each block considered individually before any chute is closed. The project team will engage with households in advance of the change to explain what is proposed, why it is needed and when it will happen. This will provide residents with an opportunity to raise concerns about access, bin store arrangements, lighting, security, cleanliness or any other block-specific issues.

5.4 This engagement led approach will also ensure that residents who need an assisted collection or other practical support are identified and that arrangements are in place before the chute is closed.

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5.5 Current risk mitigation will continue until all chute rooms have been closed, including routine checks of chute hoppers and communal fire doors, alongside continued repairs and maintenance to the existing chutes.

5.6 Post-closure monitoring will remain resident-focused and will be used to assess whether the new arrangements are working well for each block. This will include reviewing resident feedback, complaints, fly-tipping, bin store usage, assisted collection requests, cleaning demand and any emerging fire safety or Neighbourhood management issues. Learning from each phase will be used to address concerns quickly and inform the next stage of the programme.

6. Implementation approach - Resident engagement and assisted collections

6.1 Resident engagement is critical to the success of this proposal and builds on lessons learned from other refuse collection & disposal projects, as well as learning from other local authorities who have completed their chute closures.

6.2 Proven Engagement Model: Previous closures of bin chutes in low and medium-rise blocks were carried out with positive feedback and no operational issues. These lessons will guide the high-rise rollout, ensuring residents understand the reasons for closure and have opportunities to influence bin store design and placement.

6.3 Support for residents: The Portsmouth Homes Assisted Collection standard operating procedure is now established and operating and will be actively promoted before each block chute closure. Residents who may find it difficult to take waste to the external bin store, including residents with mobility issues, disabilities, or other relevant circumstances, will be able to request support.

6.4 Engagement will include clear written information, visible signage, face-to-face opportunities where required, and targeted support for residents who may be disproportionately affected. Feedback and complaints will be monitored during and after each phase so that any issues can be addressed quickly and learning can be built into subsequent closures.

6.5 Future engagement activities:

- Undertake household engagement ahead of each closure on a block-by-block basis, so residents have clear information about what is changing, when it will happen, and why the change is being made.
- Use this engagement to identify residents who may need an assisted collection or other practical support, ensuring arrangements are confirmed and in place before the chute is closed.
- Provide residents with opportunities to raise concerns about access, bin store location, lighting, security, signage, cleanliness or other local issues, and address these wherever possible before the change is implemented. This will link to the HRA bin project.
- Maintain a resident-focused approach throughout the programme, with clear points of contact, accessible information and follow-up after each closure to check whether any further support or adjustments are needed.

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- Use a mix of signage, leaflets, and digital channels for clear messaging.

7. Reasons for Recommendations

7.1 The proposed closure of bin chutes in Portsmouth Homes high-rise blocks is driven foremost by the need to respond to Fire Risk Assessment findings, improve resident safety and meet statutory obligations under the building safety and social housing framework. The existing chute systems present ongoing fire risks, misuse and maintenance challenges that are no longer appropriate within the context of modern housing management.

7.2 Bin chutes only accommodate general waste and are not compatible with modern recycling systems. High-rise blocks already have external bins for food waste and dry mixed recycling, which many residents routinely access. Closure therefore supports a more consistent and sustainable approach to waste management across the housing stock and prepares the service for future recycling requirements.

7.3 The recommendation also represents a more appropriate and sustainable use of available financial resources. Retention would require significant capital investment in specialist fire safety retrofit works and would create ongoing inspection, servicing and repair liabilities. Closure avoids these costs while reducing recurring chute-related repair and maintenance pressures.

7.4 Implementation will follow a phased, engagement-led approach coordinated through the HRA Bin project stakeholder group. This will allow the council to align closures with wider bin store improvements, understand and respond to resident concerns, identify residents who need assisted collections, and learn from each phase before moving to the next block.

8. Integrated impact assessment

8.1 An Integrated Impact Assessment has been completed and identifies potential impacts for residents with protected characteristics, including age, disability, pregnancy and maternity, and race and ethnicity. These impacts will be mitigated through inclusive communication, face-to-face engagement where required, clear information about the reason for the change, and the availability of assisted collections for residents who need additional support.

8.2 The phased approach will allow the council to review the impact and learning from each closure before moving to the next phase. Monitoring will include resident feedback, complaints, assisted collection requests, bin store use, fly-tipping and neighbourhood management issues. This will help ensure that any disproportionate impacts are identified and addressed promptly.

9. Legal implications

9.1 The legal framework relevant to this proposal includes the Social Housing (Regulation) Act 2023, the Regulatory Reform (Fire Safety) Order 2005, the Fire Safety Act 2021, the Fire Safety (England) Regulations 2022, the Building Safety

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Act 2022 where applicable, and the Environment Act 2021. These duties require the council to take a proactive approach to resident safety, fire risk management and waste and recycling compliance.

9.2 The Social Housing (Regulation) Act 2023 strengthens accountability for social housing providers and reinforces the importance of maintaining safe homes, listening to residents and demonstrating effective management of health and safety risks.

9.3 Fire safety legislation places duties on the council to assess and manage fire risks in communal areas and to take appropriate action where Fire Risk Assessments identify hazards or required control measures. Bin chutes present a persistent fire risk due to waste accumulation, inappropriate disposal and ignition potential. If retained, the chutes would require specialist retrofit measures such as smoke seals, fire stopping and automatic closure arrangements.

9.4 The Building Safety Act 2022 is also relevant to the council's wider approach to building safety and accountable management of higher-risk buildings where applicable. The proposal supports a proactive approach to reducing building safety risks and maintaining clear oversight of safety-related actions.

9.5 The Environment Act 2021 introduces requirements for more consistent recycling collections and supports the Government's Simpler Recycling reforms. Bin chute systems are not compatible with the future separation of waste streams, including food waste, dry mixed recycling, and paper and cardboard.

10. Director of Finance's comments

10.1 As described in the report, the one-off costs of closing the bin chutes are expected to be minimal and would be offset by ongoing savings from removing repair and maintenance costs associated with the continued use of the chutes.

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Signed by: James Hill, Director of Housing, Neighbourhood & Building Services

Appendices:
Appendix A – Case Studies
Appendix B – Photos

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location

Portsmouth CITY COUNCIL

Environment Bill and landlord preparation.pdf (portsmouth.gov.uk)	
Local Authority Housing communal bin store improvement project Final.pdf	
HRA bin project Nov 2024 info only.pdf	
Joint Municipal Waste Management Strategy - Appendix-2021-09-23-EMETE Decision Day	

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by …… on ……

……
Signed by:

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Appendix A: Case Studies

Sheffield

Sheffield City Council undertook a comprehensive review of waste disposal systems in its high rises, identifying bin chutes as a significant source of operational and safety issues. Of the 24 high rises assessed, four had already undergone chute closures, with the remaining 20 scheduled for closure in 2025.

The buildings, constructed in the 1960s and reclad in the 1990s, were experiencing frequent blockages - 224 incidents across just three blocks in one year. These blockages required an estimated 64 working days annually to resolve, placing a considerable burden on maintenance teams. Additionally, the chute systems contributed to persistent odour, noise disturbances (particularly from glass bottles), and fire risks due to items being left in chute rooms.

Sheffield's approach emphasised resident safety and proactive communication. Continuous engagement helped residents understand the rationale behind the changes, including the benefits of improved fire safety, reduced pest issues, and enhanced recycling opportunities. External bin provisions were carefully designed to meet the needs of vulnerable residents and collection crews, with attention to lighting, accessibility, and security.

The outcome was a successful transition with minimal misuse of bins, improved recycling rates, and enhanced fire safety measures. The project demonstrated that with the right engagement and infrastructure, chute closures can be implemented effectively and sustainably.

Hounslow

Hounslow Council initiated a pilot project across six high rises, driven primarily by fire safety concerns. The chute rooms were identified as high-risk areas for anti-social behaviour (ASB), fly-tipping, and fire hazards. Initially, the project faced challenges due to limited resident consultation, which was quickly addressed through improved communication strategies.

The council adopted a phased approach, closing high rises in pairs to allow for feedback and refinements. This method enabled the team to respond to resident concerns and adapt bin locations and signage accordingly. Resources were redirected to support residents with the new bin provisions, resulting in only three assisted collections across all six blocks.

One-on-one support was provided to residents who required help, and communication strategies were continuously improved throughout the rollout. The outcomes included reduced ASB and fly-tipping, improved recycling rates - particularly for cardboard - and no significant increase in cleaning requirements.

Conclusion of case studies

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Both Sheffield and Hounslow councils have successfully transitioned from chute systems to external bin provisions. Their experiences highlight the importance of clear communication, phased implementation, and resident support. These projects resulted in improved recycling rates, enhanced fire safety, and better overall waste management. The lessons learned provide a strong foundation for Portsmouth Homes to pursue a similar strategy, tailored to local needs and supported by existing infrastructure improvements under the HRA bin project.

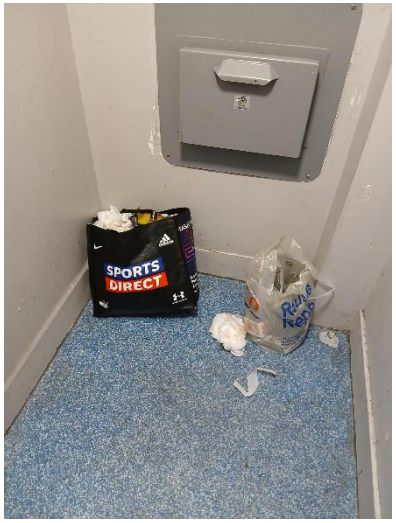
Appendix B: Risk Assessment

Risk	Description	Mitigation Strategy
Resident Resistance	Concerns about increased effort to dispose of waste or loss of convenience.	Case studies from Sheffield and Hounslow indicate minimal resistance when proactive engagement is undertaken. PORTSMOUTH HOMES will adopt a similar approach, including early consultation, clear communication of benefits (e.g., improved fire safety, better recycling), and phased implementation.
Accessibility Concerns	Potential difficulties for residents with mobility issues in accessing external bin stores.	Neighbourhood Services have an Assisted Collection Policy in place, successfully used during the Portsea and Buckland HRA bin project. This policy will be extended to high rises as needed.
Increased Fly-Tipping or Misuse	Risk of waste being left outside bin stores or in communal areas.	Bin stores are being refreshed and upgraded as part of the wider HRA Bin project, including secure access, lighting and signage. Chute rooms are also known to be areas where waste can accumulate, creating fire-related and estate management issues. Chutes will be sealed on each floor and

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		fire doors secured to prevent future misuse.
Fire Safety During Transition	Temporary increase in fire risk during decommissioning or if chute rooms are left unsecured.	Closure works will be coordinated with Neighbourhood Services and Building Services to ensure safe procedures. Chute rooms will be secured, and interim checks will continue until closure is complete.
Operational Disruption	Neighbourhood Services and Waste Teams may face increased workload during rollout.	A phased approach will be adopted, allowing teams to focus on smaller resident groups and respond to issues promptly. Lessons from Portsea show that phased implementation improves sustainability and reduces strain on staff.

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Chute Rooms Wilmcote House, Handsworth House, Edgbaston House, Tipton House

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- Official -

Portsmouth CITY COUNCIL

Title of meeting:	Cabinet Member Housing and Tackling Homelessness
Date of meeting:	5th August 2026
Subject:	High rise blocks - fire risk assessments - underground parking areas
Report by:	Adam Hardwick - Assistant director of Buildings. Sally Scattergood, Assistant director for Portsmouth Homes, Colette Hill - Assistant director for Neighbourhoods
Report authors:	Phil Bentley - Head of Neighbourhood Services Amy Holmes - Head of Compliance Steve Groves - Head of Building Repairs Patrick Leggett - Head of Capital Projects
Cabinet Member:	Councillor Sanders
Wards affected:	Charles Dickens and Nelson Wards
Key decision:	No
Full Council decision:	No

1. Purpose

1.1 The purpose of this report is to seek approval to close the underground parking areas at four high-rise blocks. The proposal addresses outstanding Fire Risk Assessment actions and is supported by an options appraisal, which shows that keeping the areas open would require significant investment and ongoing maintenance that is not financially viable. The report recognises the impact on residents and users and sets out the proposed approach to implementation and engagement.

2. Recommendations

2.1 The Cabinet Member for Housing and Tackling Homelessness notes the case for change and approves the closure of the underground parking areas in four Portsmouth Homes high-rise buildings, namely:

- Estella Road (1-189)
- Grafton Street (2-238 Evens)
- Westminster Place (1-78)
- Wingfield Street (1-71 Odds)

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2.2 Approves the principle to phase the closure of the parking areas (including ending the commercial lettings arrangements with appropriate notice periods (as set out in the implementation plan).

2.3 Approves the implementation plan, including the communication plan.

2.4 Requests an information-only update once the closures have been completed.

2.5 Requests the Director of Housing, Neighbourhood and Building Services commission a feasibility study on the conversion of the space for residential purposes, for example council homes, and presents the findings via a further report to the Cabinet member.

3. Background

3.1 In the four affected high-rise buildings, there are underground parking areas made up of lockable open cage systems. In some locations, additional boarding or structures have been added to create more enclosed storage areas.

3.2 The areas were originally intended for parking but are now also used for storage and, in some cases, commercial letting. This change in use has increased the complexity of managing fire safety within these spaces.

3.3 Currently, units are let as follows:

	Total	Void	Let	Tenant in block
Grafton St A	37	9	28	14
Grafton St B	21	2	19	12
Estella Rd G	26	9	17	10
Estella Rd H	87	40	47	16
Westminster Place	102	6	96	15
Wingfield Street	48	3	45	18
Total	321	69	252	85

3.4 There are also 2 commercial arrangements in place.

3.5 The units are used for a range of storage purposes ranging from vehicle storage to household items (see appendix 1).

3.6 The recommendation to close these areas is not made lightly. Portsmouth Homes recognises the impact this will have on those residents, leaseholders and commercial users who currently rely on the spaces. However, the Fire Risk Assessment actions require a clear and proportionate response, and the options

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appraisal shows that continued use would require significant investment which is not financially viable.

4. The Case for Change

4.1 Fire Safety and Building Safety Obligations

4.1.1 Portsmouth Homes recognises its responsibilities and obligations under the Social Housing (Regulation) Act 2023 and the Building Safety Act 2022. These legislative frameworks place clear duties on housing providers to ensure the safety of residents, particularly in high-rise buildings.

4.1.2 The underground parking areas have been identified as a fire risk due to increased regulation following the Grenfell Tower block tragedy and the changed use of the space over time, including storage of large items, and the potential for ignition and spread of fire from within the underground parking areas.

4.1.3 Portsmouth Homes has also used the space for operational purposes over the years to store items, create temporary contractor facilities and commercial letting arrangements.

4.1.4 Fire safety is the primary driver for this proposal. Portsmouth Homes undertakes regular fire safety checks of high-rise buildings and commissions Fire Risk Assessments (FRAs) to identify actions required to keep residents safe and meet statutory obligations.

4.1.5 FRAs have been completed for the affected blocks at Grafton Street, Estella Road, Westminster Place and Wingfield Street. These identified actions to improve the fire safety of the underground parking and commercial areas if they are to remain in use. Portsmouth Homes engaged an external fire engineer to advise on the measures that would be required, which includes the installation of sprinkler systems and mechanical ventilation.

4.1.6 Current risks are being managed through interim mitigation measures, including regular checks and ongoing repairs and maintenance. However, these measures do not remove the need to address the FRA actions.

4.1.7 Retrofitting the underground areas to comply with the FRA actions would require significant capital investment as well as ongoing inspection, maintenance and management costs. This must be considered alongside the wider financial pressures on the Housing Revenue Account, including major investment programmes such as Project 2030 and other building safety, compliance and stock investment priorities.

4.1.8 Closure would remove the need to install and maintain sprinklers and mechanical ventilation in these underground areas because the fire risk associated with their current use would be removed. This provides a clear and more sustainable route to addressing the FRA actions and supports Portsmouth Homes' broader building

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safety approach to protecting the residential properties above these car parking areas.

4.1.9 The recommendation balances resident impact, fire safety and financial sustainability. Although closure will result in the loss of some parking, storage and commercial use, the alternative would require a level of investment that is disproportionate to the benefit provided by these spaces.

4.1.10 This report therefore sets out the case for closing the underground parking areas. The recommendation is driven by the need to address FRA actions, comply with modern fire safety expectations, and avoid committing significant resources to facilities that generate limited income and would remain costly to manage over time.

4.1.11 We work closely with Hampshire & Isle Wight Fire & Rescue Service who support the general work we undertake to mitigate and manage fire safety risk across our blocks of flats.

4.1.12 Publicly available research has not identified directly comparable examples of Registered Social Landlords closing underground or under croft car parking areas beneath residential blocks. However, sector guidance supports a risk-based approach to managing fire safety in ancillary and common areas. National fire safety guidance confirms that responsible persons must assess and manage fire risk in the common parts of residential buildings, while car park fire risk guidance recognises that car parks can present complex and changing risks depending on their construction, location, use and contents. The proposed closure is therefore consistent with the wider sector approach of taking proportionate action where continued use would require significant investment, ongoing controls and management arrangements to address identified fire safety risks.

4.2 Business case

4.2.1 In order to continue to use the underground parking areas, we would need to install sprinklers and mechanical ventilation at each site.

4.2.2 For Grafton and Estella Road, 4 options were considered:

- Option 1 - Remove commercial areas, storage and return entire area to parking
- Option 2 - Separate areas into commercial letting and car parking
- Option 3 - Maintain use of all areas as we do currently for commercial use and parking
- Option 4 - Closure of space for all activities (mothball)

4.2.3 Options 1, 2 and 3 are all commercially unviable - with losses ranging from £1.6m to £3.8m over the 30-year business case.

4.2.4 Option 4 could cost up to £160k (following closure) based on projected costs to end commercial arrangements and reduce ongoing maintenance by £18.7k per annum.

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In addition, pursuing option 4 would avoid incurring the significant capital and ongoing revenue costs associated with the sprinkler and ventilation systems.

4.2.5 For Westminster place and Wingfield St, 2 options were considered as there are no commercial arrangements in place

- Option 1 - Remove any areas used for storage and return entirely to car parking use
- Option 2 - Closure of space for all activities (mothball)

4.2.6 Option 1 is commercially unviable - with a loss of £1m over the 30-year business case.

4.2.7 Option 2 will cost £0 and reduce ongoing maintenance by £12.1k per annum.

4.2.8 In both cases, closure of the spaces is the most financially viable option. It enables the required fire safety outcome to be achieved while avoiding significant capital investment and reducing future maintenance liabilities. This is particularly important in the context of wider HRA pressures and the need to prioritise investment in homes, compliance, building safety and major programmes such as Project 2030. Whilst there is a loss of amenity for some users, the level of investment required to retain the spaces is not considered proportionate or financially sustainable.

5. Implementation Plan

5.1 A phased approach is recommended, prioritising the blocks with the highest fire risk and allowing engagement and operational planning to be managed carefully. This will include supporting residents to find alternative storage arrangements, or to assist them in making disposal arrangements.

5.2 Suggested order of priority is set out below (although there will be some overlap):

- Estella Road
- Grafton Street
- Westminster Place
- Wingfield Street

5.3 The programme will need to be completed within 6 months - subject to negotiations and capacity to break commercial arrangements - to address the FRA actions and maintaining compliance with fire safety obligations.

5.4 Current risk mitigation will remain in place until each underground parking area has been closed. This includes regular checks, management of stored items, continued repairs and maintenance, and any further controls identified through the FRA process.

6. Resident Engagement and alternative parking and storage

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6.1 Resident and user engagement will be important to the successful delivery of this proposal. The communication approach will acknowledge that closure may be inconvenient and disappointing for those affected, while clearly explaining the fire safety reasons, the FRA actions, the options considered and the financial case for closure.

6.2 Engagement approach: Portsmouth Homes will use direct communication with affected residents, leaseholders and commercial users, supported by clear written information and opportunities to raise questions. The aim will be to explain why closure is recommended, what alternatives have been considered, the proposed timescales, and how individual circumstances will be considered where possible.

6.3 Support for affected users: Officers will work with affected residents and users to understand individual circumstances, including parking, storage or commercial arrangements, and to provide clear information about notice periods, timescales and any practical options available. The proposal does not assume that equivalent alternative provision will be available in every case, but the transition will be managed sensitively and transparently.

6.4 Future Engagement Activities:

- Directly contact affected residents, leaseholders and commercial users with clear information about the reasons for closure and proposed timescales.
- Provide opportunities for questions and individual discussions where residents or users are concerned about the impact on them.
- Use consistent messaging that explains the FRA actions, the fire safety rationale and the financial reasons for the decision in plain language.

6.5 Member engagement will take place at ward and Cabinet Member level so that elected members are briefed on the reasons for the proposal, the affected blocks, the resident impact and the planned communication approach.

6.6 These areas will be subject to regular routine checks to ensure compliance with the fire risk assessment requirements and any issues arising from the closure of these spaces is addressed promptly.

7. Reasons for Recommendations

7.1 The recommendation to close the underground parking areas is a difficult decision because it will remove facilities that are currently used by a small number of residents, leaseholders and commercial users. However, the decision is necessary to respond to FRA actions and to ensure that the fire safety risks associated with these areas are addressed in a clear, proportionate and sustainable way.

7.2 FRAs have identified that significant additional fire safety measures would be required if the areas remain in use, including sprinklers and mechanical ventilation. Closure removes the need for those works by removing the fire risk associated with

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the current use of the underground spaces, while supporting Portsmouth Homes' wider building safety obligations.

7.3 The business case demonstrates that retaining the underground parking areas would require significant capital investment and ongoing maintenance, with continued use assessed as commercially unviable over the 30-year appraisal period. At a time when the Housing Revenue Account is also supporting wider pressures and major investment priorities, including Project 2030, it would not be financially responsible to commit disproportionate resources to facilities with limited operational benefit.

7.4 Implementation will be managed through a phased approach, prioritising the blocks with the highest identified risk and maintaining current mitigation measures until each area is closed. The proposal will be supported by clear communication with affected residents, leaseholders and commercial users, acknowledging the impact of the decision while explaining the fire safety and financial reasons for closure.

8. Integrated impact assessment

8.1 An Integrated Impact Assessment has been completed and has identified potential impacts for residents and users, including those who may be affected by the loss of parking or storage. These impacts will be mitigated through early and accessible communication, individual discussion where needed, clear notice periods, and consideration of any practical options available to support the transition.

9. Legal implications

9.1 In reaching a decision, the Cabinet Member should be satisfied that the options set out in the report have been properly considered, that the recommendation is supported by the technical fire safety advice and business case, and that the proposed closure is a proportionate response to the identified risks and financial implications.

9.2 Any existing licence, tenancy, lease or commercial occupation arrangements relating to the affected parking, storage or commercial areas will need to be reviewed and potentially varied before implementation. Appropriate notice must be given in accordance with the terms of those arrangements and any relevant statutory requirements. Where commercial arrangements are affected, Legal Services should be consulted on the proposed approach to termination, negotiation or variation before any formal notice is served.

9.3 The report identifies the resident and user impact of the proposed closure. Although there may not be a statutory consultation requirement in all cases, the Council should ensure that affected residents, leaseholders and commercial users receive clear and timely communication, are given an opportunity to raise individual circumstances, and are provided with appropriate notice and support. This will assist the Council in demonstrating fair, transparent and reasonable decision-making.

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9.4 The Council must also have due regard to its Public Sector Equality Duty under section 149 of the Equality Act 2010. The Integrated Impact Assessment should therefore remain under review as implementation progresses, particularly where affected users may have mobility, disability, caring, language, age-related or other support needs. Any reasonable adjustments or practical mitigation should be considered on a case-by-case basis where relevant.

9.5 The proposal supports the Council's obligations as Accountable Person under the Building Safety Act 2022 by reducing identified building safety risks associated with the current use of the underground areas.

9.6 Subject to compliance with the matters set out above, including review of legal interests, service of appropriate notices, resident and user engagement, equality considerations and continued management of interim fire safety controls, there are no legal implications that prevent the Cabinet Member from approving the recommendations in this report.

10. Director of Finance's comments

10.1 As described in the report, the option to retain the underground parking areas would require significant capital investment and ongoing maintenance costs. Closure is the most financially sustainable option because it addresses the fire safety requirement while reducing future maintenance liabilities. This also supports the need to prioritise HRA resources carefully across wider investment pressures, including building safety, compliance, stock condition requirements and major programmes such as Project 2030.

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Signed by: James Hill, Director of Housing, Neighbourhood & Building Services

Appendices:
Appendix A - Photos
Appendix B, C, D, E, F - FRA reports

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

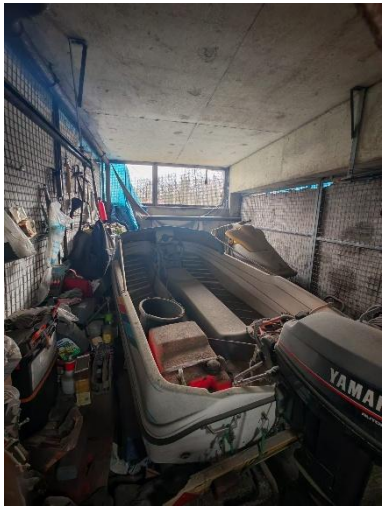
Title of document	Location
Environment Bill and landlord preparation.pdf (portsmouth.gov.uk)	
Local Authority Housing communal bin store improvement project Final.pdf	
HRA bin project Nov 2024 info only.pdf	

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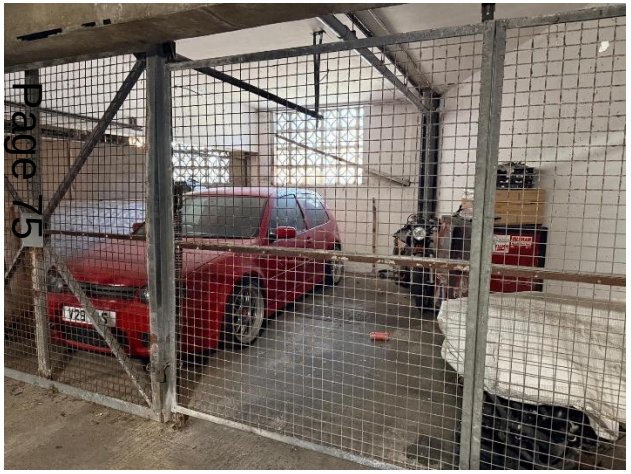
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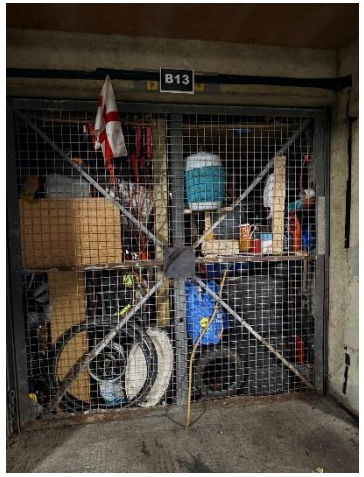
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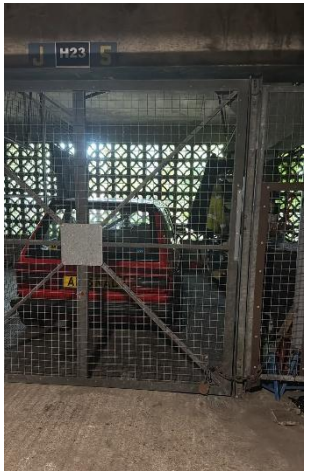












Grafton & Estella Cages (Examples)

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Fire Risk Assessment

Underground Car Park, Block E

Estella Road

Portsmouth

Hampshire

PO2 7SG



Commissioned By or Client:	Portsmouth City Council
Assessor:	Luke Snoswell
Date of fire risk assessment:	2025-07-23
Date of previous fire risk assessment:	2022-08-23
Frequency of assessment (months):	35
Suggested date for reassessment: [1)]	2028-07-28
Person(s) consulted:	Representatives of Liberty and [redacted] from Pompey Car Sales on-site, no response from PCC.
Report Reference Number:	24-28076
Signed Off By:	Andrew Snow-18-08-2025

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SCOPE AND PURPOSE OF ASSESSMENT

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with the respective fire safety legislation. The report does not address the risk to property or business continuity from fire.

The report is not an assurance against risk and is based on the best judgement of the assessor. The report may contain detail that relies on information provided by others and no liability is accepted for the accuracy of such information. Should the property be altered in any way, or the operations within it change, it is recommended that the risk assessment is reviewed and updated accordingly as this report will no longer be valid.

Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month as indicated at 1). Once the FRA is beyond this calendar month, it is no longer valid. If any areas of the building were inaccessible at the time of the assessment, it is recommended that these areas are assessed for risk as soon as possible, and that the FRA is reviewed and updated with regard to the findings of this investigation.

Unless specified, this report will not include destructive or intrusive testing to assess the construction, overarching structure and make up of any external wall systems, abutments, or balconies.

Unless specified, the appropriateness of active and passive fire precautions, such as compartmentation, the means of escape, the fire detection and alarm system, emergency lighting, firefighting equipment, including dry risers will be assessed on a visual basis and will consider any information provided by the Responsible Person regarding maintenance and testing. The conduct of the FRA will not include a full system and 'cause and effect' test of these areas. That will be for the Competent Persons and contractors who install and maintain this equipment to provide.

EXECUTIVE SUMMARY

Overall Risk

Tolerable

Evacuation strategy for this property at time of assessment

Simultaneous Evacuation

Suitability of evacuation strategy

The current evacuation strategy is considered appropriate

STATUS OF RECOMMENDATIONS

Priority	Total	Completed	In Date	Overdue	PM
P1	0	0	0	0	0
P2	8	0	0	0	0
P3	2	0	0	0	0

(As of: 19-09-2025)

GENERAL INFORMATION

THE PREMISES

1.1 Number of floors:

7

1.2 Brief details of construction:

This premises is the car park as per the following greater building description. A 7-storey building of reinforced concrete frame construction with brick walls, concrete floors, aluminium framed window units under a mono pitched slate roof. The ground floor consists of an open plan garage block that has secure gates for access. All flats are accessed from 1 of 3 open air walkways to the front elevations. One of the walkways is at 1st floor level and the other 2 appear to be at floors 4 & 5. The walkways are of concrete construction with metal rails and laminated infill panels. From the walkways some flats are on that level whilst others have internal stairs to either the floor below or above. There is an enclosed stairway and passenger lift that links each walkway. At 1st floor level there is a secure ramp to ground level; the upper 2 walkways are linked to the adjoining blocks. When viewed from ground level some flats at the rear have individual brick/concrete balconies. Refuse bins are stored externally at the front; circa 1975.

1.3 Description and use:

This assessment is for the ground floor garage block E-F and part of G. The garage is leased to Pompey Car Sales and Liberty Gas. A separate FRA is held for the residential areas.

1.4 Height of uppermost accommodation storey (m)

>18m<30m

1.5 Adequate maintenance of premises?

Yes

1.6 Comments and deficiencies observed

The premises appeared to be in an adequate state of repair. Representatives on site explained that the Liberty area was being cleared for PCC to retake control and that internal walls were going to be removed/erected by PCC in the near future.

1.7 Recommendation(s)

THE OCCUPANTS

2.1 Approximate maximum No:

20

2.2 Approximate number of employees at any one time:

20

2.3 Maximum number of members of public at any one time:

Varies

OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1 Sleeping occupants:

0

3.2 Disabled occupants:

0

3.3 Occupants in remote areas and lone workers:

0

3.4 Young persons:

0

3.5 Others:

0

FIRE LOSS EXPERIENCE

4.1 FIRE LOSS EXPERIENCE give details of previous incidents

The assessor was not informed of any previous fire loss incidents.

OTHER RELEVANT INFORMATION

5.1 OTHER RELEVANT INFORMATION that may affect fire risk management

A fire risk assessment was carried out. Reference documentation Approved Document B Volume 2 - Buildings other than dwelling houses. There was limited information in the pre-FRA questionnaire. Any recommendation responses from the previous FRA are reflected in the relevant section as appropriate. There are 2 primary users of the Block E garage. Portsmouth Car Sales & Liberty Gas. Access was provided by [redacted] (Pompey Car Sales). The assessor had full access to both the car sales areas and the Liberty Gas side. The garage area extends the whole length of block E & F plus one section of block G. The 2 units are not permanently occupied; access gates are kept locked when not in use. The car sales area is only opened by arrangement with customers. The suggested periodicity of review of this FRA has been defined at 3 yearly by Portsmouth City Council based on their assessment of the risk associated with the type and use of this property. Point of contact for initial access arrangements - [redacted] [redacted].

5.2 Reference Documentation Applied

MHCLG Fire safety risk assessment: factories and warehouses

5.3 Inaccessible Areas

None.

RELEVANT FIRE SAFETY LEGISLATION

6.1 The following fire safety legislation applies to these premises:

Regulatory Reform (Fire Safety) Order 2005.

6.2 The above legislation is enforced by:

Hampshire and Isle of Wight Fire and Rescue Service.

6.3 Other legislation that makes significant requirements for fire precautions in these premises(other than the Building Regulations 2000):

Health & Safety at Work et., Act 1974

6.4 The legislation to which 6.3 makes reference is enforced by:

Local Authority - Portsmouth City Council.

6.5 Comments:

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

ELECTRICAL SOURCES OF IGNITION

7.1 Reasonable measures taken to prevent fires of electrical origin?

Yes

7.2 Fixed installation periodically inspected and tested?

Yes

7.3 Please give date of last inspection

08-08-2021

7.4 Portable appliance testing carried out?

N/A

7.5 Suitable policy regarding the use of personal electrical appliances in communal areas?

N/A

7.6 Suitable limitation of trailing leads and adapters?

N/A

7.7 Is there evidence (externally or internally) of electrical charging of electric vehicles, mobility scooters or other battery powered mobility items?

No

7.8 If solar panels are fitted to the building is there a clearly labelled isolation switch (state location in Comments section)?

N/A

7.9 Comments and hazards observed

A consumer unit to the Portsmouth Car Sales side had a test label dated 05/2016, however, the pre-FRA questionnaire indicated the last test date was 08/08/2021. A response from the previous FRA states 'Any PAT for equipment of the person renting the space would fall to their responsibility and not that of PCC'.

7.10 Recommendation(s):

SMOKING

8.1 Reasonable measures taken to prevent fires as a result of smoking?

Yes

8.2 Smoking prohibited in the building?

Yes

8.3 Smoking prohibited in appropriate areas?

N/A

8.4 Suitable arrangements for those who wish to smoke?

N/A

8.5 This policy appeared to be observed at time of inspection?

Yes

8.6 Comments and hazards observed:

The garage is classed as a place of work; therefore, smoking is not permitted. Visible 'No Smoking' signage was observed inside the main entrance gates.

8.7 Recommendation(s):

ARSON

9.1 Does basic security against arson by outsiders appear reasonable?[2)]

Yes

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

Yes

9.3 Routine checks of final exit doors and/or security fastenings?

N/A

9.4 Comments and hazards observed:

The main entrance gates are kept padlocked shut when the garage block is not occupied. There are domestic refuse bins outside the block, and it is assumed that users are responsible for their own disposal of commercial waste. There was no undue external fire load at the time of assessment. There is external CCTV surveillance.

9.5 Recommendation(s):

PORTABLE HEATERS, HEATING INSTALLATIONS AND COOKING

10.1 Is the use of portable heaters avoided as far as practicable?

Yes

10.2 If portable heaters are used, are the more hazardous types (e.g. radiant bar fires or lpg appliances) avoided?

N/A

10.3 If portable heaters are used, are suitable measures taken to minimize the hazard of ignition of combustible materials?

N/A

10.4 Are fixed heating installations subject to regular maintenance?

Yes

10.5 Comments and hazards observed:

No fixed heating system was observed at the time of assessment. However, the previous FRA indicates water filled radiators fed from an electrically operated boiler are used in the Liberty Gas Compound. It is understood the boiler is subject to a standard maintenance and test regime when required.

10.6 Recommendation(s):

10.7 **COOKING**

No

10.8 Are reasonable measures taken to prevent fires as a result of cooking?

No

10.9 Filters changed and ductwork cleaned regularly?

N/A

10.10 Suitable extinguishing appliances available?

Yes

10.11 Comments and hazards observed:

No kitchen facilities were seen at the time of assessment. There is a tea point to the Portsmouth Car Sales side. Fire blanket provided in the kitchen, and extinguishers on hand.

10.12 Recommendation(s):

LIGHTNING

11.1 Does the building have a lightning protection system?

N/A

11.2 Annual inspection and test of lightning protection system?

N/A

11.3 Comments and deficiencies observed:

Lightning protection is provided to the residential block above, but is not relevant to this premises.

11.4 Recommendation(s):

HOUSEKEEPING

12.1 Is the standard of housekeeping adequate?

Yes

12.2 Combustible materials appear to be separated from ignition sources?

Yes

12.3 Avoidance of unnecessary accumulation of combustible materials or waste?

Yes

12.4 Appropriate storage of hazardous materials?

Yes

12.5 Avoidance of inappropriate storage of combustible materials?

Yes

12.6 Are individual external balconies provided?

N/A

12.7 If furniture is provided in communal areas, does it display evidence of being appropriately fire resisting

N/A

12.8 Comments and hazards observed:

At the time of assessment, general housekeeping was considered reasonable. The main entrance area was clear of unnecessary fire load and obstructions. Items to the Liberty Gas Side were found stored in secure compounds. Vehicles were obviously parked to the car sales area. All fire exit doors to the car sales side could be opened and were clear of obstruction. The Liberty Gas area was being cleared at the time of the visit, with staff present removing items and keeping exit routes available.

12.9 Recommendation(s):

HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

13.1 Are fire safety conditions imposed on outside contractors?

Yes

13.2 Is there satisfactory control over works carried out in the building by outside contractors (including hot work permits)?

Yes

13.3 If there are in house maintenance personnel, are suitable precautions taken during hot work, including use of hot work permits?

N/A

13.4 Comments:

Portsmouth City Council will only use accredited and/or approved contractors for maintenance or small work projects. Whenever 'construction/maintenance works' are carried out on a site that involve fire or generate fire/sparks/intense heat (commonly known as 'hot works'), appropriate management controls to eliminate/reduce the risk of an uncontrolled/unwanted fire are put in place. Control measures will be identified through the 'work activity' risk assessment process if the work is undertaken by council employees and should involve the completion of a 'hot works permit' as part of a site-specific permit to work system. Where the work is being completed by a contractor, the site management team will ensure they have a similar system in place, that affords at least the same level of safety (or they comply with the requirements of the council's site-specific permit to work system).

13.5 Recommendation(s):

DANGEROUS SUBSTANCES

14.1 If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?

N/A

14.2 Comments:

14.3 Recommendation(s):

OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

15.1 Hazards:

It was noted that PCC are due to retake occupation and operation of the Liberty Gas area, with restructuring of the layout and use of this space. As such, PCC were contacted by Ensure Safety & Compliance to confirm that an FRA was to be completed and to advise them that a new FRA would be required after material changes to the site have been completed in order to reassess items such as travel distances. This was agreed with PCC.

15.2 Comments and deficiencies observed:

In due course a new FRA will be required.

15.3 Recommendation(s)

72357

Observation
Works are set to take place to reconfigure the layout and use of the Liberty Gas area as it becomes PCC occupied and controlled.

Recommendation
Due to the significant changes in occupation, layout, and operation of the area, a new Fire Risk Assessment must be completed upon the completion of works.

Floor
Not Applicable

Location
Full site

MEANS OF ESCAPE FROM FIRE

16.1 It is considered that the building is provided with reasonable means of escape in case of fire.

No

16.2 Adequate design of escape routes?

Yes

16.3 Adequate provision of exits?

No

16.4 Exits easily and immediately openable where necessary?

Yes

16.5 Fire exits open in direction of escape where necessary?

Yes

16.6 Avoidance of sliding or revolving doors as fire exits where necessary?

Yes

16.7 Satisfactory means for securing exits?

Yes

16.8 Reasonable distances of travel where there is a single direction of travel?

No

16.9 Reasonable distances of travel where there are alternative means of escape?

No

16.10 Suitable protection of escape routes?

N/A

16.11 Suitable fire precautions for all inner rooms?

N/A

16.12 Escape routes unobstructed?

Yes

16.13 It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.

Yes

16.14 Periodic inspection of external escape staircases and gangways?

Yes

16.15 Comments and deficiencies observed:

Escape from the garage block is via the main entrance/side gate or fire exits either end of the garage floor. One of the exits is to the Portsmouth Car Sales side and the other inside the Liberty Gas area. Final exit doors are marked and fitted with push pads or bars to open. The car sales side is part divided by a security gate. Whole floor area and travel distances could not be measured accurately but appear to exceed the recommended distances as listed in approved document B (normal risk 25m single direction of escape and 45m for more than 1 direction of escape. This is especially so if the security gate to the car sales is locked. There is not much option to sub divide compartmentation. The previous assessor recommended 3 options; opening up another final exit door, moving the security gate forward, and restricting access beyond the 25m mark. It was not possible to ascertain if any of these options have been considered. Any disabled persons visiting the site have level access/egress to the main entrance but there are steps from 1 of the side exits. No markings are present on the floor to indicate routes to exits that should remain clear at all times. The previous recommendation was assigned but not completed - "[redacted] Unsure if the single direction distance has been reviewed, that would sit with the surveying team. Staff there are well establish and aware of fire exit at far end of the unit. All customers are accompanied while on site.".

16.16 Recommendation(s):

72358

Observation
As per the previous FRA, excessive travel distances are noted in the car sales area.

Recommendation
Confirm if any measures have been considered following the previous FRA to reduce the single direction of travel distance to the Portsmouth Car Sales of the building. It is recommended that persons unfamiliar with the building are accompanied at all times and informed of the means of escape as necessary.

Floor
Ground Floor

Location
Car sales area

72359

Observation
There are no markings on the floor to indicate areas to be kept clear for access routes to emergency exits.

Recommendation
To reduce travel distances and avoid obstructions, clearly marked walkways are required on the floor to indicate the routes to emergency exits.

Floor
Ground Floor

Location
All areas

72359



MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

17.1 It is considered that there is compartmentation of a reasonable standard.[3)]

Yes

17.2 It is considered that there is reasonable limitation of linings that might promote fire spread.

Yes

17.3 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire

N/A

17.4 Is further assessment of the materials and construction methods used on the external wall system required?

No

17.5 If a refuse chute system is provided, are adequate protective measures provided to prevent the spread of fire and smoke

N/A

17.6 Comments and deficiencies observed:

The building is of reinforced concrete frame construction with brick walls and concrete slab floors. The garage area extends the whole length of the structure and is effectively one compartment with no fire separation. Any storage bays within are fitted with wired mesh panels and some bays are secured with plywood doors. It is expected the concrete slab floor between the garages and residential accommodation would provide a minimum of 60 - 120 minutes fire protection. The front wall of the garage area is open breeze block. Lighted materials could be posted through by an opportunist arsonist. See section 23 for sprinkler system recommendation. There are no internal fire doors.

17.7 Recommendation(s):

17.8 Is fire door information provided to residents annually [Reg 10: all flats]?

N/A

17.9 Are 3-monthly checks conducted on Communal area Fire Doors [Reg 10: >11m]?

N/A

17.10 Are there records to demonstrate that 3-monthly checks on Communal area Fire Doors [Reg 10: >11m] are being completed and acted upon?

N/A

17.11 Are annual checks conducted on flat entrance doors [Reg 10: >11m]?

N/A

17.12 Are there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon?

N/A

17.13 If the building is fitted with balconies do the materials used for construction, or items being stored on the balconies, give cause for concern regarding fire loading or fire spread?

N/A

17.14 Comments and deficiencies observed:

Not a residential premises.

17.15 Recommendation(s):

EMERGENCY ESCAPE LIGHTING

18.1 Reasonable standard of emergency escape lighting system provided? [5)]

No

18.2 Monthly and annual testing routines for emergency escape lighting?

N/A

18.3 Appropriate records of emergency escape lighting tests?

N/A

18.4 Comments and deficiencies observed:

It was not possible to determine if emergency escape lighting is provided throughout the garage block. Certain lighting units were on but there were no visible LEDs. The response to the previous FRA states "[redacted]: Email already sent to Projects asking them to evaluate Emergency Lighting." - no action appears to have been completed on site however.

18.5 Recommendation(s):

72360

Observation
Emergency lighting does not appear to cover all relevant areas within the premises.

Recommendation
As per previous FRAs - That a lighting survey is conducted to check and confirm there is sufficient emergency escape lighting throughout the garage block. If not, further emergency lighting fixtures/directional luminaires should be installed

Floor
Ground Floor

Location
Throughout the premises.

FIRE SAFETY SIGNS AND NOTICES

19.1 Reasonable standard of fire safety signs and notices?

Yes

19.2 Wayfinder signage displayed?

N/A

19.3 Comments and deficiencies observed:

Fire exit signage is visible to indicate direction of escape. Final exit doors have fire exit and fire exit keep clear signs affixed. A basic fire action plan has been developed and prominently displayed inside the main entrance to the garage.

19.4 Recommendation(s):

MEANS OF GIVING WARNING IN CASE OF FIRE[6)]

20.1 Reasonable manually operated electrical fire alarm system provided?

Yes

20.2 Automatic fire detection provided throughout building.

No

20.3 Automatic fire detection provided in part of the building.

Yes

20.4 Extent of automatic fire detection generally appropriate for the occupancy and fire risk?

No

20.5 Remote transmission of alarm signals?

No

20.6 Evacuation Alert System provided?

N/A

20.7 Weekly testing and periodic servicing of communal fire detection and alarm system where fitted?

No

20.8 Appropriate records of fire alarm tests?

No

20.9 Comments and deficiencies observed:

A grade L3 M fire alarm system covering the Liberty Gas side, and part of the Portsmouth Car Sales side, with an 8 zone panel in the Liberty Gas side. 3 Zones have been identified in writing on the alarm panel. Smoke detection is not installed in the North end of Portsmouth Car Sales (spaces E17 to E42). No response to the corresponding action in the previous FRA. The previously noted fuse spur for the fire panel has been resolved.

20.10 Recommendation(s):

72361

Observation
As per previous report - No automatic smoke detection present between E17 and E42.

Recommendation
As per previous report - That the fire detection is extended into the north end of Portsmouth Car Sales, covering spaces E17 to E42.

Floor
Ground Floor

Location
E17 to E42

72362

Observation
The alarm panel code is listed on the fire panel, allowing unwanted access and possible incorrect override of an alarm signal.

Recommendation
The code should be removed from the panel and kept securely by relevant persons only.

Floor
Ground Floor

Location
Fire panel

72363

Observation
The fire panel does not feature a zone plan, only written descriptions.

Recommendation
An appropriate graphical zone plan is required for the fire alarm panel to assist fire and rescue service responses.

Floor
Ground Floor

Location
Fire panel

72362



72363



MANUAL FIRE EXTINGUISHING APPLIANCES

21.1 Reasonable provision of portable fire extinguishers?

Yes

21.2 Hose reels provided?

No

21.3 Are all fire extinguishing appliances readily accessible?

Yes

21.4 Annual maintenance of fire extinguishing appliances?

Yes

21.5 Comments and deficiencies observed:

A mix of CO2 and Foam provided throughout the car sales area of the property. Last serviced - 07/2025.

21.6 Recommendation(s):

72364

Observation
Fire extinguishers were not present in the Liberty Gas area of the premises.

Recommendation
Appropriate fire extinguisher provision is required in the Liberty gas area of the premises according to the risks present in each area.

Floor
Ground Floor

Location
Liberty gas area

72364



RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

22.1 Type of system:

No fixed sprinkler system is installed in the ground floor garage and would not have been expected at the time of build.

22.2 Comments:

22.3 Tested/serviced in accordance with manufacturer's instructions?

N/A

22.4 Recommendation(s):

72365

Observation
As per previous report -

Recommendation
As per previous report - As part of future planned works, and in line with NFCC recommendations, consider installing a sprinkler system in the ground floor garage.

Floor
Not Applicable

Location

OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

23.1 Rising Main:

There is a dry riser main with an inlet external to the main entrance and outlets on the ascending floor landings within the stairway. The system does not cover the garage areas.

23.2 Six-monthly inspection and annual testing of rising mains?

Yes

23.3 Appropriate records of rising main inspection and testing?

Yes

23.4 Comments:

23.5 Recommendation(s):

23.6 Firefighting/Evacuation lifts:

23.7 Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.8 Appropriate records of Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.9 Comments:

23.10 Recommendation(s):

23.11 Smoke Ventilation:

23.12 Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.13 Appropriate records of Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.14 Comments:

23.15 Recommendation(s):

23.16 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc

N/A

23.17 Comments:

23.18 Recommendation(s):

23.19 Confirm that documented ‘monthly routine checks’ of Fire-Fighting Equipment are undertaken; Is there a process for faults to be reported to local FRS and electronic notification once repaired; is consideration given to displaying appropriate notices placed on the fire-fighting equipment when out of use?

N/A

23.20 Comments:

Not an HRRB

23.21 Recommendation(s):

MANAGEMENT OF FIRE SAFETY

PROCEDURES AND ARRANGEMENTS

24.1 Principal Accountable Person/Accountable Person (HRRB) or Responsible Person (<18m)

Portsmouth City Council

24.2 Fire safety is managed by:[8)]

Portsmouth City Council

24.3 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

Yes

24.4 Comments:

Head of Building Maintenance.

24.5 Recommendation(s):

24.6 Is there a suitable record of the fire safety arrangements?

Yes

24.7 Is there more than one Responsible Person for this premises?

Yes

24.8 If more than one Responsible Person, has relevant information, including fire safety arrangements and fire risk assessments for each part of the premises been shared

No

24.9 Comments:

As above

24.10 Recommendation(s):

24.11 Appropriate fire procedures in place?

Yes

24.12 More especially...are procedures in the event of fire appropriate and properly documented

Yes

24.13 ...are there suitable arrangements for summoning the fire and rescue service?

Yes

24.14 ...are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?

Yes

24.15 ...are there suitable arrangements for ensuring that the premises have been evacuated?

Yes

24.16 ...is there a suitable fire assembly point(s)?

Yes

24.17 ...are there adequate procedures for evacuation of any disabled people who are likely to be present?

Yes

24.18 Comments:

In the event of fire persons working on site would be expected to raise the alarm and alert the emergency services. A simultaneous evacuation is applicable for the ground floor facility.

24.19 Recommendation(s):

24.20 Persons nominated and trained to use fire extinguishing appliances?

N/A

24.21 Comments:

24.22 Recommendation(s):

24.23 Persons nominated and trained to assist with evacuation, including evacuation of disabled people?

N/A

24.24 Comments:

24.25 Recommendation(s):

24.26 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?

Yes

24.27 Comments:

24.28 Recommendation(s):

24.29 HRRB – Has a Secure Information Box been provided that contains relevant information i.a.w Fire Safety (England) Regulations 2022 [Reg 4: >18m]?

N/A

24.30 HRRB – Are there arrangements to keep the Secure Information Box up to date - has relevant information also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022?

N/A

24.31 Comments:

This part is not a HRRB, though provisions for the premises above are covered by a separate FRA.

24.32 Recommendation(s):

24.33 Has information on fire procedures been disseminated to residents [Reg 9: all residential buildings with common parts]?

N/A

24.34 Is fire safety information disseminated to residents every 12 months [Reg 9: all residential buildings with common parts]?

N/A

24.35 Comments:

Not a residential premises

24.36 Recommendation(s):

24.37 Routine in house inspections of fire precautions (e.g. in the course of health and safety inspections)?

N/A

24.38 Comments:

24.39 Recommendation(s):

TRAINING AND DRILLS

25.1 When the employees of another employer work in the premises, is their employer given appropriate information (e.g. on fire risks and general fire precautions)?

N/A

25.2 When the employees of another employer work in the premises, is it ensured that the employees are provided with adequate instructions and information?

N/A

25.3 Comments:

25.4 Recommendation(s):

25.5 Are all staff given adequate fire safety instruction and training on induction?

N/A

25.6 Comments:

25.7 Are all staff given adequate periodic refresher training at suitable intervals?

N/A

25.8 Comments:

25.9 Does all staff training provide information, instruction or training on fire risks in the premises?

N/A

25.10 Does all staff training provide information, instruction or training on the fire safety measures in the building?

N/A

25.11 Does all staff training provide information, instruction or training on action in the event of fire?

N/A

25.12 Does all staff training provide information, instruction or training on action on hearing the fire alarm signal?

N/A

25.13 Does all staff training provide information, instruction or training on the method of operation of manual call points?

N/A

25.14 Does all staff training provide information, instruction or training on the location and use of fire extinguishers?

N/A

25.15 Does all staff training provide information, instruction or training on means for summoning the fire and rescue service?

N/A

25.16 Does all staff training provide information, instruction or training on the identity of persons nominated to assist with evacuation?

N/A

25.17 Does all staff training provide information, instruction or training on the identity of persons nominated to use fire extinguishing appliances?

N/A

25.18 Appropriate records of fire training?

N/A

25.19 Comments:

25.20 Recommendation(s):

25.21 Are staff with special responsibilities (e.g. fire wardens) given additional training?

N/A

25.22 Comments:

25.23 Are fire drills carried out at appropriate intervals?

N/A

25.24 Appropriate records of fire drills?

N/A

25.25 Comments:

25.26 Recommendation(s):

FIRE RISK ASSESSMENT:

26.1 Potential Consequences

Slight

26.2 Likelihood of Fire

Medium

RISK ASSESSMENT MATRIX

The following risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is as indicated in the left hand column of the table.

	Potential Consequences of Fire		
	Slight harm	**Moderate harm**	**Extreme harm**
LOW	Trivial risk	Tolerable risk	Moderate risk
MEDIUM	Tolerable risk	Moderate risk	Substantial risk
HIGH	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the likelihood of fire is as indicated above. Taking into account the nature of the building and the occupants as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of a fire would be as indicated above. These in combination result in an overall assessment of the risk to fire life safety for this building at the time of this assessment as indicated below.

Moderate

This risk can be reduced by addressing the key issues.

PRIORITY DEFINITIONS

Priority 1 - Breach of legislation, having the potential for serious injury to relevant persons.

Priority 2 - Breach of legislation, but not considered to constitute a serious threat to relevant persons.

Priority 3 - Bad practice, but unlikely to constitute a serious threat to relevant persons.

Timescale A - Immediately, or as soon as reasonably practicable. In the case of items that require capital work, steps should be taken as soon as reasonably practicable to progress the work.

Timescale B - Short term. In the case of items that require capital expenditure, steps should be taken in the short term to progress the work.

Timescale C - Medium term.

Timescale D - Long term (e.g. at time of upgrade refurbishment).

Footnotes

1) Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month indicated.

2) Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

3) Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

4) A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

5) Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

6) Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

7) Relevant to life safety and this risk assessment (as opposed purely to property protection).

8) This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

KEY FINDINGS AND RECOMMENDATIONS

The key issues and outcomes as a result of this assessment are:

156671 - . - Not Allocated

Observation:
As per previous report - It was not possible to confirm if any in house fire risk assessments are conducted by Liberty Gas and Portsmouth Car Sales and shared with PCC.

Recommendation:
As per previous report - Ensure that there is suitable Cooperation and Coordination with all leaseholders and that duties as imposed by Article 22 of the Fire Safety Order are being complied with. Copies of Liberty Gas and Portsmouth Car Sales Fire Risk Assessments to be provided. (2 B)

Floor: **Location:**

156662 - 15.3 - Not Allocated

Observation:
Works are set to take place to reconfigure the layout and use of the Liberty Gas area as it becomes PCC occupied and controlled.

Recommendation:
Due to the significant changes in occupation, layout, and operation of the area, a new Fire Risk Assessment must be completed upon the completion of works. (2 C)

Floor: **Location:**

156663 - 16.16 - Not Allocated

Observation:
As per the previous FRA, excessive travel distances are noted in the car sales area.

Recommendation:
Confirm if any measures have been considered following the previous FRA to reduce the single direction of travel distance to the Portsmouth Car Sales of the building. It is recommended that persons unfamiliar with the building are accompanied at all times and informed of the means of escape as necessary. (2 B)

Floor: **Location:**

156664 - 16.16 - Not Allocated

Observation:
There are no markings on the floor to indicate areas to be kept clear for access routes to emergency exits.

Recommendation:
To reduce travel distances and avoid obstructions, clearly marked walkways are required on the floor to indicate the routes to emergency exits. (2 B)

Floor: **Location:**

156665 - 18.5 - Not Allocated

Observation:
Emergency lighting does not appear to cover all relevant areas within the premises.

Recommendation:
As per previous FRAs - That a lighting survey is conducted to check and confirm there is sufficient emergency escape lighting throughout the garage block. If not, further emergency lighting fixtures/directional luminaires should be installed (2 B)

Floor: **Location:**

156666 - 20.10 - Not Allocated

Observation:
As per previous report - No automatic smoke detection present between E17 and E42.

Recommendation:
As per previous report - That the fire detection is extended into the north end of Portsmouth Car Sales, covering spaces E17 to E42. (2 B)

Floor: **Location:**

156667 - 20.10 - Not Allocated

Observation:
The alarm panel code is listed on the fire panel, allowing unwanted access and possible incorrect override of an alarm signal.

Recommendation:
The code should be removed from the panel and kept securely by relevant persons only. (3 B)

Floor: **Location:**

156668 - 20.10 - Not Allocated

Observation:
The fire panel does not feature a zone plan, only written descriptions.

Recommendation:
An appropriate graphical zone plan is required for the fire alarm panel to assist fire and rescue service responses. (3 B)

Floor: **Location:**

156669 - 21.6 - Not Allocated

Observation:
Fire extinguishers were not present in the Liberty Gas area of the premises.

Recommendation:
Appropriate fire extinguisher provision is required in the Liberty gas area of the premises according to the risks present in each area. (2 B)

Floor: **Location:**

156670 - 22.4 - Not Allocated

Observation:
As per previous report -

Recommendation:
As per previous report - As part of future planned works, and in line with NFCC recommendations, consider installing a sprinkler system in the ground floor garage. (2 C)

Floor: **Location:**

PHOTO GALLERY



Area being cleared

End of the Fire Risk Assessment. The following section is purely management information.

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FORUM NOTES (notes added subsequent to the report being issued)

Fire Risk Assessment

Wingfield House (1-71 odds)

Wingfield Street

Portsmouth

Hampshire

PO1 4PQ



Commissioned By or Client:	Portsmouth City Council
Assessor:	James Bell
Date of fire risk assessment:	2025-12-01
Date of previous fire risk assessment:	2025-01-10
Frequency of assessment (months):	11
Suggested date for reassessment: [1)]	2026-12-28
Person(s) consulted:	Mark Chester - Housing Department
Report Reference Number:	24-28124
Signed Off By:	Andrew Snow-11-12-2025

Produced by ENSURE Safety And Compliance, a BAFE SP205 certificated company (Registration Number: SSAIB-HAMP135) . A Certificate of Conformance for this report can be provided on request.

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SCOPE AND PURPOSE OF ASSESSMENT

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with the respective fire safety legislation. The report does not address the risk to property or business continuity from fire.

The report is not an assurance against risk and is based on the best judgement of the assessor. The report may contain detail that relies on information provided by others and no liability is accepted for the accuracy of such information. Should the property be altered in any way, or the operations within it change, it is recommended that the risk assessment is reviewed and updated accordingly as this report will no longer be valid.

Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month as indicated at 1). Once the FRA is beyond this calendar month, it is no longer valid. If any areas of the building were inaccessible at the time of the assessment, it is recommended that these areas are assessed for risk as soon as possible, and that the FRA is reviewed and updated with regard to the findings of this investigation.

Unless specified, this report will not include destructive or intrusive testing to assess the construction, overarching structure and make up of any external wall systems, abutments, or balconies.

Unless specified, the appropriateness of active and passive fire precautions, such as compartmentation, the means of escape, the fire detection and alarm system, emergency lighting, firefighting equipment, including dry risers will be assessed on a visual basis and will consider any information provided by the Responsible Person regarding maintenance and testing. The conduct of the FRA will not include a full system and 'cause and effect' test of these areas. That will be for the Competent Persons and contractors who install and maintain this equipment to provide.

EXECUTIVE SUMMARY

Overall Risk

Moderate

Evacuation strategy for this property at time of assessment

Simultaneous Evacuation

Suitability of evacuation strategy

The current evacuation strategy is considered appropriate.

STATUS OF RECOMMENDATIONS

Priority	Total	Completed	In Date	Overdue	PM
P1	0	0	0	0	0
P2	15	0	0	0	0
P3	2	0	0	0	0

(As of: 13-01-2026)

GENERAL INFORMATION

THE PREMISES

1.1 Number of floors:

7

1.2 Brief details of construction:

A reinforced concrete framed building constructed in 1973 with part concrete panels with part HPL clad walls to the rear elevation with concrete floors, under an asphalt/bitumen on concrete flat roof. There are balconies to flats at the rear on floors 2-5 that look to have concrete bases with metal rails. These are also part clad with a boarding and mesh to prevent residents falling from balconies. The left hand stairwell and 1st floor of the ground floor flat maisonettes to the front have Spandrel panels fitted. All floors are provided with open balcony walkways with 2 staircases either end of the block, a lift for passenger use is in the right hand staircase side that has key switches for fireman's control, the lift is not a fire fighting lift. There is undercroft parking with 48 garage/storage areas in total. Flats have storage cupboards adjacent to flats.

1.3 Description and use:

The building consists of 36 flat/maisonettes, 6 storey plus basement car park/storage area with residential dwellings across 5 floors. The flat locations are: GF/ L1 - 1 - 23, 2nd floor - 25 - 35, 3rd floor - 37 - 47, 4th floor - 49 - 59, 5th floor - 61 - 71. The ground and first floors comprise of twelve, 2-3 bedroom split level maisonettes with all entrance doors situated on the same north facing balcony overlooking Sultan Street with fenced gardens to the south side. The remaining 24 properties are 2 bedroom and again facing north, overlooking Sultan Street. Occupancy is assumed as 2 x adults and 2 x children for 2 bedroom flats (assumed 6 of 12 ground floor maisonettes) and 2 x adults and 4 x children for 3 bedroom flats (assumed 6 of 12 ground floor maisonettes).

1.4 Height of uppermost accommodation storey (m)

<18m

1.5 Adequate maintenance of premises?

Yes

1.6 Comments and deficiencies observed

The premises appeared to be in an adequate state of repair.

1.7 Recommendation(s)

THE OCCUPANTS

2.1 Approximate maximum No:

156

2.2 Approximate number of employees at any one time:

1 mobile cleaner

2.3 Maximum number of members of public at any one time:

Unknown.

OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1 Sleeping occupants:

156

3.2 Disabled occupants:

0

3.3 Occupants in remote areas and lone workers:

1 - Mobile cleaner

3.4 Young persons:

84

3.5 Others:

72

FIRE LOSS EXPERIENCE

4.1 FIRE LOSS EXPERIENCE give details of previous incidents

The assessor was informed that there has not been any fire loss since the previous Fire Risk Assessment (FRA). The pre-FRA questionnaire stated no to any previous incidents - Last updated by: Molly Price on 05-11-2025.

OTHER RELEVANT INFORMATION

5.1 OTHER RELEVANT INFORMATION that may affect fire risk management

A type 1 non-destructive fire risk assessment was carried out, the assessor had access to the communal areas and a sampling of flats. A type 4 FRA that was conducted by Keystone Fire Safety LTD 04 - 08-12-2024. Ensure carried out type 1 FRA's prior to the type 4 FRA being undertaken, and 1 carried out after. A PAS 9980:2022 FRAEW was carried out by FRC 26-01-2024 (issued 10-05-2024) which concluded that certain cladding/spandrel panels needed removing, a brief conclusion of this is provided in section 17, the cladding is still in place. A fire door survey was also provided dated 08-10-2024, also referred to in section 17. Recommendation responses from the previous type 4 FRA 04-08-12-2023 and Ensures Type 1 FRA 10-01-2025 FRA, along with information provided within the pre-FRA questionnaire, will be referenced in the relevant sections of this report as required. The suggested date for reassessment of this FRA has been defined at the end of the calendar month 11 months from the date of this assessment by PCC based on their assessment of the risk associated with the type of building and occupancy. The frequency for assessment has been set at one calendar month ahead of the suggested month for reassessment to ensure the reassessed FRA is completed and validated ahead of this suggested date. Access was gained via trades entry and keys were provided by Buckland Housing Office. The point of contact for future assessments is BuildingSafety@portsmouthcc.gov.uk or housing.depot@portsmouthcc.gov.uk

5.2 Reference Documentation Applied

MHCLG Fire safety in purpose-built blocks of flats

NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats

5.3 Inaccessible Areas

Lift Motor room and roof area - No safe access.

RELEVANT FIRE SAFETY LEGISLATION

6.1 The following fire safety legislation applies to these premises:

Regulatory Reform (Fire Safety) Order 2005 (incorporating Fire Safety Act 2021 & Fire Safety (England) Regulations 2022).

6.2 The above legislation is enforced by:

Hampshire & Isle of Wight Fire and Rescue Service

6.3 Other legislation that makes significant requirements for fire precautions in these premises(other than the Building Regulations 2000):

Housing Act 2004 (Housing Health and Safety Rating System)

6.4 The legislation to which 6.3 makes reference is enforced by:

Local Authority - Portsmouth City Council.

6.5 Comments:

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

ELECTRICAL SOURCES OF IGNITION

7.1 Reasonable measures taken to prevent fires of electrical origin?

Yes

7.2 Fixed installation periodically inspected and tested?

Yes

7.3 Please give date of last inspection

12-11-2024

7.4 Portable appliance testing carried out?

No

7.5 Suitable policy regarding the use of personal electrical appliances in communal areas?

Yes

7.6 Suitable limitation of trailing leads and adapters?

Yes

7.7 Is there evidence (externally or internally) of electrical charging of electric vehicles, mobility scooters or other battery powered mobility items?

No

7.8 If solar panels are fitted to the building is there a clearly labelled isolation switch (state location in Comments section)?

Yes

7.9 Comments and hazards observed

The main electrical installation is housed in a locked cupboard inside the basement area accessed from the left hand ground floor stairwell entrance. The last fixed electrical inspection/test (as per test labels displayed) was completed 12-11-2024 (All DB's) with next test due in 2029. The pre-FRA questionnaire gave the last fixed electrical inspection/test date as 16-04-2024. The door within the ground floor lobby area is the escape door from the basement area. Doors to these cupboards are FD30(s) with different types of electrical warning signage displayed on the cupboard doors. Fire stopping in the electrical cupboards was suitable and 3rd party labelled, dated 03-05-2024 by All England Fire Stopping. There are no communal electrical sockets. No mobility scooters were seen. There are no communal electrical sockets. No mobility scooters were seen. There is a solar PV system in place in a the left hand side pump room cupboard and left hand side electrical cupboard with equipment, isolation points and Tesla battery storage. Solar PV on roof signage is on the doors and within both cupboard.

7.10 Recommendation(s):

72902

Observation

Within the electrical cupboard, a TP-link router is plugged-in into the mains socket, no PAT displayed.
Recommendation
Competent individual to carry out testing and inspection at the required intervals. Ensure records are maintained.

Floor
Basement

Location
Electrical Cupboard

72902



SMOKING

8.1 Reasonable measures taken to prevent fires as a result of smoking?

Yes

8.2 Smoking prohibited in the building?

No

8.3 Smoking prohibited in appropriate areas?

Yes

8.4 Suitable arrangements for those who wish to smoke?

Yes

8.5 This policy appeared to be observed at time of inspection?

Yes

8.6 Comments and hazards observed:

Smoking is prohibited in communal areas. Residents are permitted to smoke within their own flats. No Smoking signage was displayed. This policy appeared to be observed at time of inspection. A legacy reply entry states - All PCC Housing staff are reminded of the smoking at work policy. This area is checked periodically as part of a block check and issues identified and actioned.

8.7 Recommendation(s):

ARSON

9.1 Does basic security against arson by outsiders appear reasonable?[2)]

Yes

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

No

9.3 Routine checks of final exit doors and/or security fastenings?

Yes

9.4 Comments and hazards observed:

The main entrances at either end of the block and ramp access doors are kept secure. Access is by fob for residents and call point for visitors for the entrances at the end of each block. Key operated switches are provided (probably a fire fighters over ride switch) for the entrances at either end of the building. There is CCTV surveillance fitted. Refuse chutes are in FD30(s) doored cupboards within the stairwells at the end of each block on upper floors. The bin stores are locked in caged access areas at ground floor level. There are no fused shutters to the chute hatches in the bin stores as they are not required as the refuse chutes are within protected chute cupboards, however, see section 17 for refuse chute cupboard and hatch recommendations. Chained recycle euro bins are stored externally at either end of the block. Final exit doors are checked monthly by PCC staff. A reply in a provided PCC spread sheet to the type 4 FRA recommendation that bin sheds need to be secured to reduce the risk of a fire starting stated - Project raised to upgrade bin storage. No start date yet allocated.

9.5 Recommendation(s):

72903

Observation

A bed and mattress had been left by the bin shed to the east side of the building.
Recommendation
Remove the bed and mattress form the east side bin shed area.

Floor
Ground Floor

Location
East side bin shed

72903



PORTABLE HEATERS, HEATING INSTALLATIONS AND COOKING

10.1 Is the use of portable heaters avoided as far as practicable?

Yes

10.2 If portable heaters are used, are the more hazardous types (e.g. radiant bar fires or lpg appliances) avoided?

N/A

10.3 If portable heaters are used, are suitable measures taken to minimize the hazard of ignition of combustible materials?

N/A

10.4 Are fixed heating installations subject to regular maintenance?

N/A

10.5 Comments and hazards observed:

There is no heating system in the communal stairways and all other communal areas are open air.

10.6 Recommendation(s):

10.7 **COOKING**

N/A

10.8 Are reasonable measures taken to prevent fires as a result of cooking?

N/A

10.9 Filters changed and ductwork cleaned regularly?

N/A

10.10 Suitable extinguishing appliances available?

N/A

10.11 Comments and hazards observed:

There are no communal cooking facilities.

10.12 Recommendation(s):

LIGHTNING

11.1 Does the building have a lightning protection system?

Yes

11.2 Annual inspection and test of lightning protection system?

Yes

11.3 Comments and deficiencies observed:

There are lightning conductor strips running vertically down the building, leading into earth pits. Test labels located around the building, last test Cuttings - 03-2025.

11.4 Recommendation(s):

HOUSEKEEPING

12.1 Is the standard of housekeeping adequate?

No

12.2 Combustible materials appear to be separated from ignition sources?

No

12.3 Avoidance of unnecessary accumulation of combustible materials or waste?

No

12.4 Appropriate storage of hazardous materials?

N/A

12.5 Avoidance of inappropriate storage of combustible materials?

No

12.6 Are individual external balconies provided?

Yes

12.7 If furniture is provided in communal areas, does it display evidence of being appropriately fire resisting

N/A

12.8 Comments and hazards observed:

At the time of assessment, the communal stairway and external walkways were clear of combustible materials and obstructions. Flats on the upper floors to the rear have individual suspended balconies. There are large amounts of combustibles in the garage stores that has wired protected openings that could be used by opportune arsonists to set a fire, there is no detection in this area which which would rely on passers by to raise the alarm. A reply entry for this in the type 1 2023 FRA stated - Karen Stagg 28-06-2023: Confirmation received from area office that site visit has taken place. There is no immediate fire risk to the area, with exception to cage 28. Flammable liquid in view- I will be writing to the customer who rents this cage and asking them to remove these containers. With reference to cage 14, they are storing a motorbike and a trolley, no petrol can in sight. However, this was also recommended to be removed in the 2024 Type 4 FRA and the 10-01-2025 Type 1 FRA. A spread sheet supplied by PCC for the 10-01-2025 type 1, for works stated that this is yet to be actioned, see below. Also see section 23 for NFCC guidance in consideration to fitting a sprinkler system in this area. A reply entry in the 2023 type 1 FRA for storage on balconies stated - Jan Thomas 21-03-2023: Block letter hand delivered on 22/03/23 regarding smoking and storing flammable items on balconies, advise on use and storage of BBQs.

12.9 Recommendation(s):

72904

Observation

As per previous FRA - Some of the basement garage cages are full of combustibles. There is no date confirmed for its removal as recommended in the previous type 1 and type 4 FRA's. This was yet to be actioned in the provided PCC spread sheet for type 4 FRA recommendations.
Recommendation
As per previous FRA - Confirm any planned date for the removal of combustibles from the basement garage cages.

Floor
Not Applicable

Location

72904



HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

13.1 Are fire safety conditions imposed on outside contractors?

Yes

13.2 Is there satisfactory control over works carried out in the building by outside contractors (including hot work permits)?

Yes

13.3 If there are in house maintenance personnel, are suitable precautions taken during hot work, including use of hot work permits?

Yes

13.4 Comments:

Portsmouth City Council will only use accredited and/or approved contractors for maintenance or small work projects. Whenever 'construction/maintenance works' are carried out on a site that involve fire or generate fire/sparks/intense heat (commonly known as 'hot works'), appropriate management controls to eliminate/reduce the risk of an uncontrolled/unwanted fire are put in place. Control measures will be identified through the 'work activity' risk assessment process if the work is undertaken by council employees and should involve the completion of a 'hot works permit' as part of a site-specific permit to work system. Where the work is being completed by a contractor, the site management team will ensure they have a similar system in place, that affords at least the same level of safety (or they comply with the requirements of the council's site-specific permit to work system).

13.5 Recommendation(s):

DANGEROUS SUBSTANCES

14.1 If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?

N/A

14.2 Comments:

14.3 Recommendation(s):

OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

15.1 Hazards:

N/A

15.2 Comments and deficiencies observed:

15.3 Recommendation(s)

MEANS OF ESCAPE FROM FIRE

16.1 It is considered that the building is provided with reasonable means of escape in case of fire.

Yes

16.2 Adequate design of escape routes?

Yes

16.3 Adequate provision of exits?

Yes

16.4 Exits easily and immediately openable where necessary?

Yes

16.5 Fire exits open in direction of escape where necessary?

Yes

16.6 Avoidance of sliding or revolving doors as fire exits where necessary?

Yes

16.7 Satisfactory means for securing exits?

No

16.8 Reasonable distances of travel where there is a single direction of travel?

Yes

16.9 Reasonable distances of travel where there are alternative means of escape?

Yes

16.10 Suitable protection of escape routes?

No

16.11 Suitable fire precautions for all inner rooms?

N/A

16.12 Escape routes unobstructed?

Yes

16.13 It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.

No

16.14 Periodic inspection of external escape staircases and gangways?

Yes

16.15 Comments and deficiencies observed:

All flats exit to fresh air. Escape from flats that open to the balconies is either via the left or right hand side stairways to the ground floor exits. The ground floor flat area staircase on the left hand side of the building can now be accessed from the flat side as recommended in the 2023 FRA. The right hand side of the block has a further exit, which also has an access ramp for access/egress. Stairway exit doors are secured with a magnetic locking mechanism and release in the direction of travel with a push pads/bars. It was not possible to ascertain if the doors fail safe in the event of a power outage. It was not possible to ascertain if windows fronting the walkway are fire rated. They seem to be fitted with toughened glass, not Pyro glass; however, the brick wall below the windows is approximately 1.1 metre high and is 30-minute fire-resistant, and tenants could also transit the opposite direction to an alternative staircase. There would be no requirement to stoop below the windowsill level on evacuation in the event of a fire. There is no automatic smoke vent system in the enclosed stairways. Doors fitted on each landing to the walkways would have to be used to vent the staircase, or windows at each level could be smashed. The access gates to the garage are kept padlocked shut. Escape from the garage is either by the main gates/pedestrian entrance on from the left hand side (padlocked shut but would be open for residents to gain access) or fire exit doors at the right hand side, this exit leads to a stairwell into the building that leads to the ground floor and right hand side street entrance, exit doors are fitted with push pads. The right-hand side basement car park area exits into the basement lobby by the electrical cupboard. This can now be accessed from both the inner lobby and the car park side. A legacy reply entry for external walkways states - All communal areas are subject to periodic block check inspections, and findings and actions are recorded.

16.16 Recommendation(s):

72905

Observation

As per previous FRA - It was not possible to ascertain if the mag locked push button exit doors fail safe in the event of a power outage
Recommendation
As per previous FRA - Confirm that the mag-locked push button exit doors fail-safe in the event of a power outage

Floor
Not Applicable

Location

72905



MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

17.1 It is considered that there is compartmentation of a reasonable standard.[3)]

No

17.2 It is considered that there is reasonable limitation of linings that might promote fire spread.

No

17.3 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire

N/A

17.4 Is further assessment of the materials and construction methods used on the external wall system required?

No

17.5 If a refuse chute system is provided, are adequate protective measures provided to prevent the spread of fire and smoke

No

17.6 Comments and deficiencies observed:

Externally, there is a combination of brick and concrete, with render coating and sections of HPL panelling. A FRAEW PAS-9980 was undertaken 26-01-2024 (issued 10 05 2024). The report noted that blue, grey and white HPL cladding that covers 30% of the building had a negative effect and an 'intolerable medium risk' and should be removed. To mitigate this prior to its removal, a temporary simultaneous evacuation has been implemented and an L5 fire alarm fitted in flats and at a point in rooms that overlook the cladding as per the recommended guidance for temporary change to simultaneous evacuation; also see sections 20 and 24. No evidence provided that the white HPL cladding has been removed for the current FRA. A fire door survey dated 20-08-2024 was also provided for the previous FRA. There were various remedial works required from the assessment, the Type 4 2024 FRA also makes reference to works that need to be carried out. A spreadsheet was provided to the previous assessor by PCC, which stated that this is to be considered as a larger portfolio of all blocks within PCC stock to ensure the highest priority door replacement actions are being undertaken. No evidence that this has been completed was provided for the current FRA. See fire door survey for more in depth information to fire doors. The escape stairways are of concrete construction with metal exit doors (podium lift lobby door labelled as 90 minute fire resistant), and metal handrails. As the staircase doors are away from flats and open to air and there are 2 directions of escape, the doors are deemed acceptable. Floors are lined with sheet vinyl and stair treads have non slip nosing's. The fire doors to the refuse chute rooms within the end escape stairs are upgraded notional FD30s with Georgian wired vision panels and self-closing devices, see below. The fire door to the central stairway electrical room has new type, certified FD60s door. The end stairway electrical room and CCTV room doors are notional FD30s fire doors, that are kept locked shut when not in use. The door to the lift motor room within the central stair case and lift core is a steel FD30s door. Flats viewed 53, 52, and 49 (previously 63, 59 and 42) had a mix of wooden and composite doors, none had self-closers fitted. However, flat entrance doors and windows are not required to be fire resisting or have self-closers as there is two directions of escape available on the external walkways, as are the residents storage cupboards. A reasonable level of fire stopping has been conducted with third party labelling in place in cupboards.

17.7 Recommendation(s):

72906

Observation

As per previous FRA - It was noted that most of the bin chute doors still did not close, were warped or had excessive gaps with some damage to some door frames, glazing and doors. Vents to doors could also not be confirmed as intumescent. (these issues were also picked up in the fire door survey). In information provided to the assessor from PCC stated that this is to be considered as a larger portfolio of all blocks within PCC stock to ensure the highest priority door replacement actions are being undertaken. The Fire door survey makes a reference to repairing/replaced by accredited third parties.
Recommendation
As per the previous type 1, type 4 2024 FRA's and fire door survey - Confirm the date for works to start to the bin stores. Action is needed as a priority to all bin chute rooms, as chutes do not close and the bin store is open to an Arson attempt due to openings for rubbish deposits. as per the door survey, the assessor believes that consideration should be given to replacing the doors with certified doors where damage is not repairable.

Floor
Not Applicable

Location

72907

Observation

As per the previous FRA - No access was gained to stores in the basement car park. The type 4 FRA recommended to arrange for a 3rd party accredited company to undertake fire stopping within the communal area and underground area. A PCC provided spread sheet had an entry stating that PCC were to evaluate where the fire stopping needs to be carried out before carrying out the repairs,
Recommendation
As per previous FRA - Confirm the date for PCC were to evaluate where the fire stopping needs to be carried out before carrying out the repairs.

Floor
Not Applicable

Location

72908

Observation

The date for the removal of the flammable cladding removal as recommended in the FRAEW PAS9980 is not known.
Recommendation
Confirmed the planned date for the removal of the flammable cladding as recommended in the FRAEW PAS9980.

Floor
Not Applicable

Location

72906



72908



17.8 Is fire door information provided to residents annually [Reg 10: all flats]?

No

17.9 Are 3-monthly checks conducted on Communal area Fire Doors [Reg 10: >11m]?

No

17.10 Are there records to demonstrate that 3-monthly checks on Communal area Fire Doors [Reg 10: >11m] are being completed and acted upon?

No

17.11 Are annual checks conducted on flat entrance doors [Reg 10: >11m]?

No

17.12 Are there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon?

No

17.13 If the building is fitted with balconies do the materials used for construction, or items being stored on the balconies, give cause for concern regarding fire loading or fire spread?

No

17.14 Comments and deficiencies observed:

See below for sections 17.8 and 17.9-17.12. Balconies have combustible HPL cladding, see section 17.

17.15 Recommendation(s):

72909

Observation

As per previous FRA - No evidence seen that annual checks on flat entrance doors (including self-closing devices) are being conducted, recorded and acted upon.
Recommendation
As per previous FRA - That Information regarding the importance of flat doors should be provided to all residents on an annual basis in compliance with Regulation 10 of the Fire Safety (England) Regulations 2022.

Floor
Not Applicable

Location

72910

Observation

As per previous FRA - No evidence seen that 3 monthly checks on Communal area doors (including self-closing devices) are being conducted, recorded and acted upon.
Recommendation
As per previous FRA - Records must be made available to confirm that fire door checks (including checks on self-closers) are being conducted in compliance with Reg 10 of the Fire Safety (England) Regulations 2022.

Floor
Not Applicable

Location

EMERGENCY ESCAPE LIGHTING

18.1 Reasonable standard of emergency escape lighting system provided? [5)]

Yes

18.2 Monthly and annual testing routines for emergency escape lighting?

Yes

18.3 Appropriate records of emergency escape lighting tests?

Yes

18.4 Comments and deficiencies observed:

There are lighting units to the stairway and bulkhead or overhead lights to the walkways, emergency lighting was also installed in the garage, all had visible LEDs. An emergency lighting log book was found in the basement electrical cupboard, with the last monthly test being 01-10-2025, the last drop test was 06-05-2025.

18.5 Recommendation(s):

72911

Observation

The emergency lighting unit outside flat 49 was not showing a green LED.
Recommendation
Test the emergency lighting unit outside of flat 49 to confirm it is working, and fix as required.

Floor
4th Floor

Location
Outside Flat 49

72911



FIRE SAFETY SIGNS AND NOTICES

19.1 Reasonable standard of fire safety signs and notices?

No

19.2 Wayfinder signage displayed?

Yes

19.3 Comments and deficiencies observed:

Signage has been improved since the previous FRA. Way Finder signage is displayed, identifying the relevant floor level and flat numbers. 'In case of fire - Do not use this lift' signage is displayed. No fire action notices observed, and 'Wingfield Street (1-71 odds) Evacuation Process' signage was only displayed on one exit door.

19.4 Recommendation(s):

72912

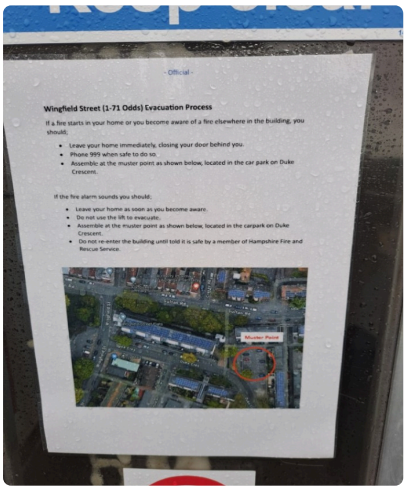
Observation

As per previous FRA - No Fire Action Notices and only 1 'Wingfield Street (1-71 Odds) Evacuation Process' signage was displayed in communal areas.
Recommendation
As per previous FRA - That fire action plans and Wingfield Street (1-71 Odds) Evacuation Process' are displayed by all exits and all floors of the staircases that indicate the current actions to be carried out for the temporary simultaneous evacuation.

Floor
Multiple Floors

Location
Various

72912



MEANS OF GIVING WARNING IN CASE OF FIRE[6)]

20.1 Reasonable manually operated electrical fire alarm system provided?

N/A

20.2 Automatic fire detection provided throughout building.

No

20.3 Automatic fire detection provided in part of the building.

Yes

20.4 Extent of automatic fire detection generally appropriate for the occupancy and fire risk?

Yes

20.5 Remote transmission of alarm signals?

N/A

20.6 Evacuation Alert System provided?

N/A

20.7 Weekly testing and periodic servicing of communal fire detection and alarm system where fitted?

N/A

20.8 Appropriate records of fire alarm tests?

N/A

20.9 Comments and deficiencies observed:

A fire alarm system has been fitted since the type 4 FRA for flats as a temporary simultaneous evacuation policy has been put in place due to the buildings cladding. Flats sampled were found to have Pt6 smoke detectors in their entrance hallways (grade D LD3), and radio linked heat detection in the bedrooms in flats 53,52,49 (previously 63 and 59 with flat 41 also having heat detection in the lounge). The heat detection is linked to a panel in the ground floor lift lobby that has radio signal boosters in the staircases, it was noted from the outside that grey cladding identified as flammable was fitted to balconies and nearby windows which require all rooms by the cladding to have additional heat detection fitted. The previous assessor was informed post visit by Henry Salmon (PCC surveyor) that 'the fire alarm system is a Category L5 system designed to BS5839-1 and was installed in May 2024. The installation is temporary (now over 1 and a half years ago) and currently supports a simultaneous evacuation policy throughout all the individual flats. The alarm is linked to all flats, e.g. if a heat detector is triggered in one flat, all sounders in all flats will trigger. There is remote monitoring of the system by Southern Monitoring Services Ltd, which is our usual provider. Southern monitoring will call the FRS on any activation of the alarm and inform PCC of any faults on the system so that they can be visited and plans put in place to fix the fault'. A reply entry for an Evacuation and alert system in the 2022 FRA stated - The building has been measured and is a maximum height of 15.9m, therefore is below the 18m threshold recommended by the action. As per the previous FRA, PCC are not planning to install an evacuation alert system, but this requirement should be reviewed at the next FRA. Henry Salmon also did not know if the temporary alarm system would be replaced with an evacuation and alert system once the cladding is removed. The ground floor Fire alarm and radio signal boxes in staircases showing faults at the time of the assessment. No responses provided to the previous FRA, and residents state that no changes to the detection within the flats has been carried out since the previous FRA.

20.10 Recommendation(s):

72913

Observation

As per previous FRA - As best practice, the provision of an evacuation and alert system would allow for the FRS to evcauate the building more quickly if required.
Recommendation
As per previous FRA - That once the cladding is removed and compartmentation works completed, as best practice, consideration should be given to proving an evacuation and alert system. The system should be installed as per BS 8629:2019 guidance.

Floor
Not Applicable

Location

72914

Observation

As per the previous FRA, no follow-up information was provided, and not all flats accessed during this FRA to confirm if all recommendations have been completed - The assessor emailed Henry Salmon post visit to confirm that all flats with areas facing onto flammable cladding had the correct radio heat detection fitted, as some of the flats viewed had no detection in the lounges/kitchens. He informed the assessor that he has passed this onto the building safety team (who will be looking into this.
Recommendation
As per the previous FRA - Confirm that all flats with areas facing onto flammable cladding have the correct radio heat detection fitted, if not that plans are in place to get the correct detection fitted.

Floor
Not Applicable

Location

72915

Observation

At the time of the FRA, a fault was showing on the main fire alarm - 'Repeater 05'.
Recommendation
Confirm that the fire alarm fault identified has been fixed.

Floor
Ground Floor

Location
Fire Alarm Panel

72916

Observation

No records of testing/servicing of the fire alarm system were found on site. The pre-FRA questionnaire was not up to date.
Recommendation
Confirm that periodic inspection and testing of the communal fire alarm are being carried out.

Floor
Not Applicable

Location

72915



MANUAL FIRE EXTINGUISHING APPLIANCES

21.1 Reasonable provision of portable fire extinguishers?

Yes

21.2 Hose reels provided?

N/A

21.3 Are all fire extinguishing appliances readily accessible?

Yes

21.4 Annual maintenance of fire extinguishing appliances?

Yes

21.5 Comments and deficiencies observed:

There are no manual fire extinguishing appliances, and they are not considered necessary as people with no training should not be expected to use them. A CO2 extinguisher was found in the pump / solar equipment inverter room by the main entrance - last serviced by Solent Group - 05-2025.

21.6 Recommendation(s):

RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

22.1 Type of system:

N/A

22.2 Comments:

22.3 Tested/serviced in accordance with manufacturer's instructions?

N/A

22.4 Recommendation(s):

OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

23.1 Rising Main:

There is a dry riser main with an inlet external to the main entrance doors at either end of the block and outlets on the ascending floor landings within the stairways above.

23.2 Six-monthly inspection and annual testing of rising mains?

Yes

23.3 Appropriate records of rising main inspection and testing?

Yes

23.4 Comments:

The Dry Riser was last inspected by TPT Fire - 03-07-2025, every 6 months.

23.5 Recommendation(s):

23.6 Firefighting/Evacuation lifts:

A reply entry in to 2020 FRA states - Confirmation that PCC has no firefighters' or firefighting lifts across the housing stock. All housing lifts have a fire control switch, which once activated returns the lifts to the ground floor and parks with the doors open and remain out of service until re-instated by an authorised person.

23.7 Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.8 Appropriate records of Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.9 Comments:

23.10 Recommendation(s):

23.11 Smoke Ventilation:

23.12 Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.13 Appropriate records of Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.14 Comments:

Balcony doors or the smashing of windows in the staircase would be required for ventilation.

23.15 Recommendation(s):

23.16 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc

N/A

23.17 Comments:

23.18 Recommendation(s):

23.19 Confirm that documented ‘monthly routine checks’ of Fire-Fighting Equipment are undertaken; Is there a process for faults to be reported to local FRS and electronic notification once repaired; is consideration given to displaying appropriate notices placed on the fire-fighting equipment when out of use?

Yes

23.20 Comments:

See 24.20.

23.21 Recommendation(s):

MANAGEMENT OF FIRE SAFETY

PROCEDURES AND ARRANGEMENTS

24.1 Principal Accountable Person/Accountable Person (HRRB) or Responsible Person (<18m)

Portsmouth City Council

24.2 Fire safety is managed by:[8)]

Portsmouth City Council

24.3 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

Yes

24.4 Comments:

Head of Building Maintenance.

24.5 Recommendation(s):

24.6 Is there a suitable record of the fire safety arrangements?

Yes

24.7 Comments:

Portsmouth City Council has implemented a Fire Safety Policy (document originated, 2008, reviewed January 2018) which includes: Statutory requirements; responsibilities and structure; general requirements and training.

24.8 Recommendations:

24.9 Is there more than one Responsible Person for this premises?

No

24.10 If more than one Responsible Person, has relevant information, including fire safety arrangements and fire risk assessments for each part of the premises been shared

N/A

24.11 Comments:

24.12 Recommendation(s):

24.13 Appropriate fire procedures in place?

Yes

24.14 More especially...are procedures in the event of fire appropriate and properly documented

No

24.15 ...are there suitable arrangements for summoning the fire and rescue service?

Yes

24.16 ...are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?

N/A

24.17 ...are there suitable arrangements for ensuring that the premises have been evacuated?

N/A

24.18 ...is there a suitable fire assembly point(s)?

No

24.19 ...are there adequate procedures for evacuation of any disabled people who are likely to be present?

No

24.20 Comments:

See section 19 for fire action notices. The building would of been expected to be designed and constructed to suit a stay put evacuation strategy. However, as combustible cladding has been found on the building, a temporary simultaneous evacuation has been put in place. As such NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats should be followed when implementing further measures and changes to support the evacuation policy. As this is a general needs block of flats residents would be expected to raise the alarm and contact the emergency services, however, a remote link of flat further detection would help in an earlier arrival of the FRS, see section 20. A secure information box (SIB) had been provided (no access, no key) and was last updated/reviewed by PCC - 12-11-2025. The previous FRA identified as resident was unable to self-evacuate from the information provided 14/11/2022, as the SIB could not be accessed, it could not be confirmed if this information was up to date.

24.21 Recommendation(s):

72917

Observation

As per the previous FRA - No access gained to Secure Information Box (SIB) to confirm PEEPs for FRS.
Recommendation
As per the previous FRA - Confirm the SIB has any relevant PEEPs in place for the FRS.

Floor
Not Applicable

Location

24.22 Persons nominated and trained to use fire extinguishing appliances?

N/A

24.23 Comments:

24.24 Recommendation(s):

24.25 Persons nominated and trained to assist with evacuation, including evacuation of disabled people?

N/A

24.26 Comments:

24.27 Recommendation(s):

24.28 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?

Yes

24.29 Comments:

This would be arranged via PCC as required.

24.30 Recommendation(s):

24.31 HRRB – Has a Secure Information Box been provided that contains relevant information i.a.w Fire Safety (England) Regulations 2022 [Reg 4: >18m]?

Yes

24.32 HRRB – Are there arrangements to keep the Secure Information Box up to date - has relevant information also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022?

No

24.33 Comments:

See section 24.20, also see below. It was noted that a secure information box (SIB) had been provided (no access, no key). PCC replied to the 2024 type 4 FRA recommendation to Instigate a process to ensure that monthly fire safety checks are conducted, stating - Checks of fire equipment and SIB carried out every 28 days. A sign on the wall by the SIB indicates this was last carried out 12-11-2025. A reply to the type 4 FRA recommendation that PCC are to liaise with the fire service to discuss their requirements for effective fire fighting in this building stated - Closed - Change to evac strategy included liaison with fire service.

24.34 Recommendation(s):

72918

Observation

As per the previous FRA - It is not known if relevant information is also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022.
Recommendation
As per the previous FRA - Confirm that relevant information is also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022.

Floor
Not Applicable

Location

24.35 Has information on fire procedures been disseminated to residents [Reg 9: all residential buildings with common parts]?

Yes

24.36 Is fire safety information disseminated to residents every 12 months [Reg 9: all residential buildings with common parts]?

Yes

24.37 Comments:

A 'Be Fire Safe@' poster is displayed on the ground floor notice board. A response from the previous FRA states - Molly Price 25-02-2025: Residents are supplied annually (whilst a TUV is being carried out) with a leaflet describing what to do in the event of a fire. This includes their evacuation policy and also advice on how to prevent a fire from occurring within their property. Also these leaflets are kept in communal areas and notices boards as well as given to new residents upon their occupation.

24.38 Recommendation(s):

24.39 Routine in house inspections of fire precautions (e.g. in the course of health and safety inspections)?

Yes

24.40 Comments:

Estate service officers carry out regular block checks which are recorded electronically on their demand sheets, these checks include but are not limited to, communal areas, communal doors and fire precautions

24.41 Recommendation(s):

TRAINING AND DRILLS

25.1 When the employees of another employer work in the premises, is their employer given appropriate information (e.g. on fire risks and general fire precautions)?

N/A

25.2 When the employees of another employer work in the premises, is it ensured that the employees are provided with adequate instructions and information?

N/A

25.3 Comments:

25.4 Recommendation(s):

25.5 Are all staff given adequate fire safety instruction and training on induction?

N/A

25.6 Comments:

25.7 Are all staff given adequate periodic refresher training at suitable intervals?

N/A

25.8 Comments:

25.9 Does all staff training provide information, instruction or training on fire risks in the premises?

N/A

25.10 Does all staff training provide information, instruction or training on the fire safety measures in the building?

N/A

25.11 Does all staff training provide information, instruction or training on action in the event of fire?

N/A

25.12 Does all staff training provide information, instruction or training on action on hearing the fire alarm signal?

N/A

25.13 Does all staff training provide information, instruction or training on the method of operation of manual call points?

N/A

25.14 Does all staff training provide information, instruction or training on the location and use of fire extinguishers?

N/A

25.15 Does all staff training provide information, instruction or training on means for summoning the fire and rescue service?

N/A

25.16 Does all staff training provide information, instruction or training on the identity of persons nominated to assist with evacuation?

N/A

25.17 Does all staff training provide information, instruction or training on the identity of persons nominated to use fire extinguishing appliances?

N/A

25.18 Appropriate records of fire training?

N/A

25.19 Comments:

25.20 Recommendation(s):

25.21 Are staff with special responsibilities (e.g. fire wardens) given additional training?

N/A

25.22 Comments:

25.23 Are fire drills carried out at appropriate intervals?

N/A

25.24 Appropriate records of fire drills?

N/A

25.25 Comments:

25.26 Recommendation(s):

FIRE RISK ASSESSMENT:

26.1 Potential Consequences

Moderate

26.2 Likelihood of Fire

Medium

RISK ASSESSMENT MATRIX

The following risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is as indicated in the left hand column of the table.

	Potential Consequences of Fire		
	Slight harm	**Moderate harm**	**Extreme harm**
LOW	Trivial risk	Tolerable risk	Moderate risk
MEDIUM	Tolerable risk	Moderate risk	Substantial risk
HIGH	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the likelihood of fire is as indicated above. Taking into account the nature of the building and the occupants as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of a fire would be as indicated above. These in combination result in an overall assessment of the risk to fire life safety for this building at the time of this assessment as indicated below.

Moderate

This risk can be reduced by addressing the key issues.

PRIORITY DEFINITIONS

Priority 1 - Breach of legislation, having the potential for serious injury to relevant persons.

Priority 2 - Breach of legislation, but not considered to constitute a serious threat to relevant persons.

Priority 3 - Bad practice, but unlikely to constitute a serious threat to relevant persons.

Timescale A - Immediately, or as soon as reasonably practicable. In the case of items that require capital work, steps should be taken as soon as reasonably practicable to progress the work.

Timescale B - Short term. In the case of items that require capital expenditure, steps should be taken in the short term to progress the work.

Timescale C - Medium term.

Timescale D - Long term (e.g. at time of upgrade refurbishment).

Footnotes

1) Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month indicated.

2) Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

3) Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

4) A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

5) Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

6) Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

7) Relevant to life safety and this risk assessment (as opposed purely to property protection).

8) This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

KEY FINDINGS AND RECOMMENDATIONS

The key issues and outcomes as a result of this assessment are:

157138 - 7.10 - Not Allocated

Observation:

Within the electrical cupboard, a TP-link router is plugged-in into the mains socket, no PAT displayed.
Recommendation:
Competent individual to carry out testing and inspection at the required intervals. Ensure records are maintained.
(3 B)

Floor: Location:

157139 - 9.5 - Not Allocated

Observation:

A bed and mattress had been left by the bin shed to the east side of the building.
Recommendation:
Remove the bed and mattress form the east side bin shed area.
(3 A)

Floor: Location:

157140 - 12.9 - Not Allocated

Observation:

As per previous FRA - Some of the basement garage cages are full of combustibles. There is no date confirmed for its removal as recommended in the previous type 1 and type 4 FRA's. This was yet to be actioned in the provided PCC spread sheet for type 4 FRA recommendations.
Recommendation:
As per previous FRA - Confirm any planned date for the removal of combustibles from the basement garage cages.
(2 B)

Floor: Location:

157141 - 16.16 - Not Allocated

Observation:

As per previous FRA - It was not possible to ascertain if the mag locked push button exit doors fail safe in the event of a power outage
Recommendation:
As per previous FRA - Confirm that the mag-locked push button exit doors fail-safe in the event of a power outage
(2 B)

Floor: Location:

157142 - 17.7 - Not Allocated

Observation:

As per previous FRA - It was noted that most of the bin chute doors still did not close, were warped or had excessive gaps with some damage to some door frames, glazing and doors. Vents to doors could also not be confirmed as intumescent. (these issues were also picked up in the fire door survey). In information provided to the assessor from PCC stated that this is to be considered as a larger portfolio of all blocks within PCC stock to ensure the highest priority door replacement actions are being undertaken. The Fire door survey makes a reference to repairing/replaced by accredited third parties.
Recommendation:
As per the previous type 1, type 4 2024 FRA's and fire door survey - Confirm the date for works to start to the bin stores. Action is needed as a priority to all bin chute rooms, as chutes do not close and the bin store is open to an Arson attempt due to openings for rubbish deposits. as per the door survey, the assessor believes that consideration should be given to replacing the doors with certified doors where damage is not repairable.
(2 B)

Floor: Location:

157143 - 17.7 - Not Allocated

Observation:

As per the previous FRA - No access was gained to stores in the basement car park. The type 4 FRA recommended to arrange for a 3rd party accredited company to undertake fire stopping within the communal area and underground area. A PCC provided spread sheet had an entry stating that PCC were to evaluate where the fire stopping needs to be carried out before carrying out the repairs,
Recommendation:
As per previous FRA - Confirm the date for PCC were to evaluate where the fire stopping needs to be carried out before carrying out the repairs.
(2 B)

Floor: Location:

157144 - 17.7 - Not Allocated

Observation:

The date for the removal of the flammable cladding removal as recommended in the FRAEW PAS9980 is not known.
Recommendation:
Confirmed the planned date for the removal of the flammable cladding as recommended in the FRAEW PAS9980.
(2 B)

Floor: Location:

157145 - 17.15 - Not Allocated

Observation:

As per previous FRA - No evidence seen that annual checks on flat entrance doors (including self-closing devices) are being conducted, recorded and acted upon.
Recommendation:
As per previous FRA - That Information regarding the importance of flat doors should be provided to all residents on an annual basis in compliance with Regulation 10 of the Fire Safety (England) Regulations 2022.
(2 B)

Floor: Location:

157146 - 17.15 - Not Allocated

Observation:

As per previous FRA - No evidence seen that 3 monthly checks on Communal area doors (including self-closing devices) are being conducted, recorded and acted upon.
Recommendation:
As per previous FRA - Records must be made available to confirm that fire door checks (including checks on self-closers) are being conducted in compliance with Reg 10 of the Fire Safety (England) Regulations 2022.
(2 B)

Floor: Location:

157147 - 18.5 - Not Allocated

Observation:

The emergency lighting unit outside flat 49 was not showing a green LED.
Recommendation:
Test the emergency lighting unit outside of flat 49 to confirm it is working, and fix as required.
(2 B)

Floor: Location:

157148 - 19.4 - Not Allocated

Observation:

As per previous FRA - No Fire Action Notices and only 1 'Wingfield Street (1-71 Odds) Evacuation Process' signage was displayed in communal areas.
Recommendation:
As per previous FRA - That fire action plans and Wingfield Street (1-71 Odds) Evacuation Process' are displayed by all exits and all floors of the staircases that indicate the current actions to be carried out for the temporary simultaneous evacuation.
(2 B)

Floor: Location:

157149 - 20.10 - Not Allocated

Observation:

As per previous FRA - As best practice, the provision of an evacuation and alert system would allow for the FRS to evcauate the building more quickly if required.
Recommendation:
As per previous FRA - That once the cladding is removed and compartmentation works completed, as best practice, consideration should be given to proving an evacuation and alert system. The system should be installed as per BS 8629:2019 guidance.
(2 B)

Floor: Location:

157150 - 20.10 - Not Allocated

Observation:

As per the previous FRA, no follow-up information was provided, and not all flats accessed during this FRA to confirm if all recommendations have been completed - The assessor emailed Henry Salmon post visit to confirm that all flats with areas facing onto flammable cladding had the correct radio heat detection fitted, as some of the flats viewed had no detection in the lounges/kitchens. He informed the assessor that he has passed this onto the building safety team (who will be looking into this.
Recommendation:
As per the previous FRA - Confirm that all flats with areas facing onto flammable cladding have the correct radio heat detection fitted, if not that plans are in place to get the correct detection fitted.
(2 A)

Floor: Location:

157151 - 20.10 - Not Allocated

Observation:

At the time of the FRA, a fault was showing on the main fire alarm - 'Repeater 05'.
Recommendation:
Confirm that the fire alarm fault identified has been fixed.
(2 A)

Floor: Location:

157152 - 20.10 - Not Allocated

Observation:

No records of testing/servicing of the fire alarm system were found on site. The pre-FRA questionnaire was not up to date.
Recommendation:
Confirm that periodic inspection and testing of the communal fire alarm are being carried out.
(2 B)

Floor: Location:

157153 - 24.21 - Not Allocated

Observation:

As per the previous FRA - No access gained to Secure Information Box (SIB) to confirm PEEPs for FRS.
Recommendation:
As per the previous FRA - Confirm the SIB has any relevant PEEPs in place for the FRS.
(2 B)

Floor: Location:

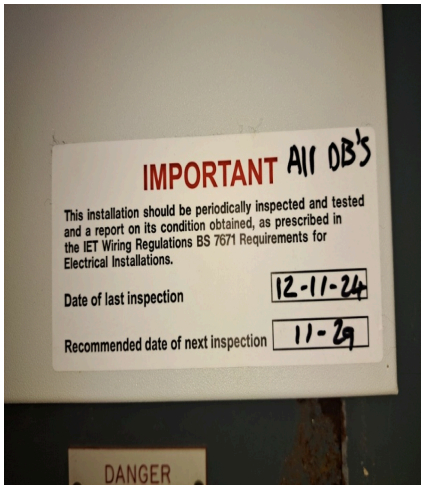
157154 - 24.34 - Not Allocated

Observation:

As per the previous FRA - It is not known if relevant information is also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022.
Recommendation:
As per the previous FRA - Confirm that relevant information is also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022.
(2 B)

Floor: Location:

PHOTO GALLERY



Evidence of 5 yearly electrical test - 12-11-2025 for 'All DSs', and next due 11-2029.



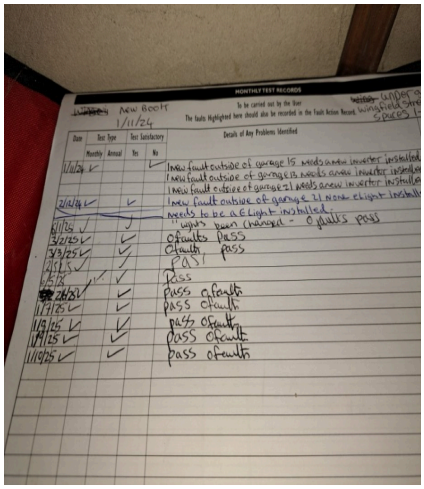
Solar inverter and switches located in externaly accessed electrical cupboard.



No smoking signs displayed within the communal areas.



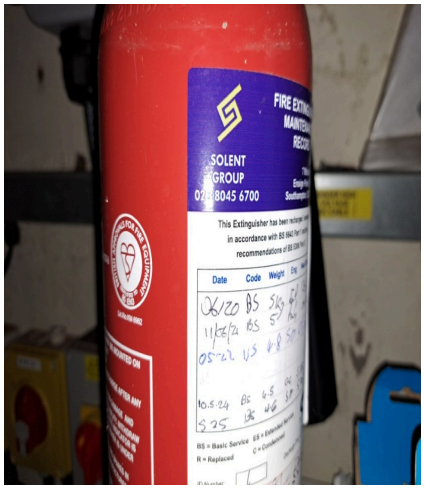
Lightning protection testing - Cuttings 03-2025.



Evidence of the emergency lighting log book - last annual test - 06-05-2025.



Way Finder signage is displayed, identifying the relevant floor level and flat numbers.



CO2 extinguisher located in the pump / solar equipment inverter room by the main entrance - last serviced by Solent Group - 05-2025.



The Dry Riser was last inspected by TPT Fire - 03-07-2025, every 6 months.

End of the Fire Risk Assessment. The following section is purely management information.

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FORUM NOTES (notes added subsequent to the report being issued)

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Fire Risk Assessment

Westminster Place

Portsmouth

Hampshire

PO1 4LX



Commissioned By or Client:	Portsmouth City Council
Assessor:	Luke Snoswell
Date of fire risk assessment:	2025-12-03
Date of previous fire risk assessment:	2025-01-09
Frequency of assessment (months):	11
Suggested date for reassessment: [1)]	2026-12-28
Person(s) consulted:	Estate Services - Buckland House, PCC
Report Reference Number:	24-28132
Signed Off By:	Andrew Snow-22-12-2025

Produced by ENSURE Safety And Compliance, a BAFE SP205 certificated company (Registration Number: SSAIB-HAMP135) . A Certificate of Conformance for this report can be provided on request.

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SCOPE AND PURPOSE OF ASSESSMENT

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with the respective fire safety legislation. The report does not address the risk to property or business continuity from fire.

The report is not an assurance against risk and is based on the best judgement of the assessor. The report may contain detail that relies on information provided by others and no liability is accepted for the accuracy of such information. Should the property be altered in any way, or the operations within it change, it is recommended that the risk assessment is reviewed and updated accordingly as this report will no longer be valid.

Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month as indicated at 1). Once the FRA is beyond this calendar month, it is no longer valid. If any areas of the building were inaccessible at the time of the assessment, it is recommended that these areas are assessed for risk as soon as possible, and that the FRA is reviewed and updated with regard to the findings of this investigation.

Unless specified, this report will not include destructive or intrusive testing to assess the construction, overarching structure and make up of any external wall systems, abutments, or balconies.

Unless specified, the appropriateness of active and passive fire precautions, such as compartmentation, the means of escape, the fire detection and alarm system, emergency lighting, firefighting equipment, including dry risers will be assessed on a visual basis and will consider any information provided by the Responsible Person regarding maintenance and testing. The conduct of the FRA will not include a full system and 'cause and effect' test of these areas. That will be for the Competent Persons and contractors who install and maintain this equipment to provide.

EXECUTIVE SUMMARY

Overall Risk

Moderate

Evacuation strategy for this property at time of assessment

Simultaneous Evacuation

Suitability of evacuation strategy

The current evacuation strategy is considered appropriate.

STATUS OF RECOMMENDATIONS

Priority	Total	Completed	In Date	Overdue	PM
P1	1	0	0	0	0
P2	17	0	0	0	0
P3	3	0	0	0	0

(As of: 14-01-2026)

GENERAL INFORMATION

THE PREMISES

1.1 Number of floors:

6 plus basement car park/fenced storage areas

1.2 Brief details of construction:

Westminster Place is two separate 6 storey structures (1st block, flats 1-42 & 2nd block flats 43-78) of portal framed construction. The buildings are part concrete panel, part tiled walls and have flat asphalt/bitumen covered concrete roofs with photovoltaic panels. The flats have Upvc glazing and entrance doors. The two main building structures are interlinked by a separate central emergency staircase and lift core which has a rain screen HPL cladding and spandrel window panels, A Fire Risk Appraisal of the External Walls (FRAEW) - PAS 9980:2022 has been carried out by FRC 15 01 2022 (issued 18 July 2024), see comments and recommendations in sections 5 and 17, There are further emergency staircases at each end of the building. All three staircases are independently constructed from the flats and are linked to the flats by open balcony walkways on 5 levels. The walkways are of concrete construction with metal rails. The stairs are Upvc glazed on the upper floor levels and steel powder coated access doors at the ground floor level. Internal of the stair cases and at each level are dry riser outlets and refuse chute rooms are located within the end escape stairs. At 1st floor level there is a ramp to ground level. 1st floor level flats are maisonettes and have individual brick built storage units which contain electrical and gas meters. At the rear of the building, flats have individual brick/concrete balconies. In the basement there are open meshed fenced areas which are rented to the general public for car or general storage. It is understood that the property was constructed around 1973.

1.3 Description and use:

Westminster Place is a purpose built general needs property consisting of 78 flats over 5 floors. (1st block, flats 1-42 & 2nd block flats 43-78). The previous FRA occupancy assumes 2 adults & 2 young persons per flat approximately 312 residents.

1.4 Height of uppermost accommodation storey (m)

15.9m

1.5 Adequate maintenance of premises?

The general fabric of the building appeared to be in a reasonable state of repair.

1.6 Comments and deficiencies observed

1.7 Recommendation(s)

THE OCCUPANTS

2.1 Approximate maximum No:

312

2.2 Approximate number of employees at any one time:

0

2.3 Maximum number of members of public at any one time:

0

OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1 Sleeping occupants:

312

3.2 Disabled occupants:

0

3.3 Occupants in remote areas and lone workers:

0

3.4 Young persons:

156

3.5 Others:

156

FIRE LOSS EXPERIENCE

4.1 FIRE LOSS EXPERIENCE give details of previous incidents

The assessor was not informed of any incidents of fire loss since the previous fire risk assessment (FRA).

OTHER RELEVANT INFORMATION

5.1 OTHER RELEVANT INFORMATION that may affect fire risk management

A type 1 non-destructive fire risk assessment was carried out, the assessor had access to the communal areas and a sampling of flats. The last FRA by Ensure was completed 9/1/2025 after a type 4 FRA that was conducted by Keystone Fire Safety LTD 08 - 09 January 2024. Ensure carried out type 1 FRA's prior to the type 4 FRA being undertaken. A PAS 9980:2022 FRAEW was carried out by FRC 15 01 2022 (issued 18 July 2024) that concluded - Our professional opinion is that overall, this Building represents a Neutral PAS9980:2022 Outcome. A brief conclusion of this is provided in section 17. A fire door survey was also provided dated 08 10 2024, this is referred to in section 17. Recommendation responses from the previous type 4 FRA 01 2024 and Ensures Type 1 FRA 02 2023 FRA, along with information provided within the pre-FRA questionnaire will be referenced in the relevant sections of this report as required. PCC also provided replies to planned dates for works from the type 4 FRA's post visit, that will also be referenced in this report. The suggested date for reassessment of this FRA has been defined at the end of the calendar month 13 months from the date of this assessment by PCC based on their assessment of the risk associated with the type of building and occupancy. The frequency for assessment has been set at one calendar month ahead of the suggested month for reassessment to ensure the reassessed FRA is completed and validated ahead of this suggested date. Access was gained via trades entry and keys were provided by Estate warden for cupboards. Keys were provided by Estate Services staff based at the Buckland Housing Office. The point of contact for future assessments is 02392 606050.

5.2 Reference Documentation Applied

MHCLG Fire safety in purpose-built blocks of flats

NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats

5.3 Inaccessible Areas

Lift Motor room, Stores in the basement car park, premises information box.

RELEVANT FIRE SAFETY LEGISLATION

6.1 The following fire safety legislation applies to these premises:

Regulatory Reform (Fire Safety) Order 2005 (incorporating Fire Safety Act 2021 & Fire Safety (England) Regulations 2022).

6.2 The above legislation is enforced by:

Hampshire and Isle of Wight Fire and Rescue Service.

6.3 Other legislation that makes significant requirements for fire precautions in these premises(other than the Building Regulations 2000):

Housing Act 2004 (Housing Health and Safety Rating System).

6.4 The legislation to which 6.3 makes reference is enforced by:

Local Authority - Portsmouth City Council.

6.5 Comments:

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

ELECTRICAL SOURCES OF IGNITION

7.1 Reasonable measures taken to prevent fires of electrical origin?

Yes

7.2 Fixed installation periodically inspected and tested?

Yes

7.3 Please give date of last inspection

11-11-2024

7.4 Portable appliance testing carried out?

N/A

7.5 Suitable policy regarding the use of personal electrical appliances in communal areas?

N/A

7.6 Suitable limitation of trailing leads and adapters?

Yes

7.7 Is there evidence (externally or internally) of electrical charging of electric vehicles, mobility scooters or other battery powered mobility items?

No

7.8 If solar panels are fitted to the building is there a clearly labelled isolation switch (state location in Comments section)?

Yes

7.9 Comments and hazards observed

The main incoming supply for the property is located within an inner room in the basement of the central staircase and lift core. There was evidence of fixed electrical testing on some of the equipment on unit stickers dated 11/11/2024. There are photovoltaic invertors with the main electrical room and in the electrical cupboards in the basement of each of the two end staircases, with isolation switches in place and TESLA battery power banks (suitably positioned in protected cupboards). Electrical meters are placed adjacent to flat entrances. CCTV equipment is located on the 1st floor in a room off the staircase. The equipment is powered via a plugged extension cable and a response to the previous FRA states that it is regularly inspected by the CCTV engineering team, (although no PAT labels area attached). There are no sockets within the communal areas. The 2024 type 4 FRA recommendation to provide Fire safety information regarding the dangers of overloading electrical sockets and extensions had a entry from PCC stating - Leaflet for residents of HRB currently with the printers. Will be distributed to all tenants in the near future.

7.10 Recommendation(s):

73022

Observation

An electrical cable is passing from flat 15 to flat 17 and is not appropriately secured, presenting a trip hazard.
Recommendation
Investigate the need for the cable and appropriately secure it to prevent a trip hazard.

Floor
2nd Floor

Location
Flats 15 to 17

73022



SMOKING

8.1 Reasonable measures taken to prevent fires as a result of smoking?

Yes

8.2 Smoking prohibited in the building?

No

8.3 Smoking prohibited in appropriate areas?

Yes

8.4 Suitable arrangements for those who wish to smoke?

Yes

8.5 This policy appeared to be observed at time of inspection?

Yes

8.6 Comments and hazards observed:

Smoking is prohibited in communal areas. Residents are permitted to smoke within their own flats. No smoking signage was displayed in the stairways. There was no evidence to suggest the policy was not being complied with.

8.7 Recommendation(s):

ARSON

9.1 Does basic security against arson by outsiders appear reasonable?[2)]

Yes

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

No

9.3 Routine checks of final exit doors and/or security fastenings?

Yes

9.4 Comments and hazards observed:

Access to the building is via four entrances which have key/fob or code entry and there are Legge key locks for access for the FRS. CCTV is present externally and within communal areas. In the basement there are secured individual storage units, which are further protect by secured padlocked vehicle and pedestrian entrance gates. At ground floor level leading to the first floor (Podium), there is a ramp which leads to the main entrance and the first floor flats via the open walk ways. There are refuse chute bin stores in each of the end emergency escape stairs and waste bins with slam shut devices at ground floor level which are visible behind padlocked mesh gates, both have mesh missing to allow for rubbish to be dropped. A legacy reply entry for these states - Security of refuse chute stores is the responsibility of Biffa, contractor reminded via waste management. Upper sections of mesh have been removed from the gates so that bags can still be thrown into refuse bags but not bulk. These are secured with PCC locks so there is no alternative method of access for residents. Within the basement storage area, each storage area is formed by open mesh partitioning on all elevations which interfaces with the public right of way. See Section 12 for recommendations.

9.5 Recommendation(s):

PORTABLE HEATERS, HEATING INSTALLATIONS AND COOKING

10.1 Is the use of portable heaters avoided as far as practicable?

N/A

10.2 If portable heaters are used, are the more hazardous types (e.g. radiant bar fires or lpg appliances) avoided?

N/A

10.3 If portable heaters are used, are suitable measures taken to minimize the hazard of ignition of combustible materials?

N/A

10.4 Are fixed heating installations subject to regular maintenance?

N/A

10.5 Comments and hazards observed:

There is no heating system in the communal stairway and all other communal areas are open air.

10.6 Recommendation(s):

10.7 **COOKING**

No

10.8 Are reasonable measures taken to prevent fires as a result of cooking?

N/A

10.9 Filters changed and ductwork cleaned regularly?

N/A

10.10 Suitable extinguishing appliances available?

N/A

10.11 Comments and hazards observed:

There are no communal cooking facilities.

10.12 Recommendation(s):

LIGHTNING

11.1 Does the building have a lightning protection system?

Yes

11.2 Annual inspection and test of lightning protection system?

No

11.3 Comments and deficiencies observed:

Lightning conductor tapes are fitted to the external side of the structure.

11.4 Recommendation(s):

73023

Observation

There were no records of the most recent lightning protection maintenance.
Recommendation
Ensure the lightning protection system has undergone routine maintenance within the last 12 months. Confirm the last test date.

Floor
Not Applicable

Location

HOUSEKEEPING

12.1 Is the standard of housekeeping adequate?

No

12.2 Combustible materials appear to be separated from ignition sources?

Yes

12.3 Avoidance of unnecessary accumulation of combustible materials or waste?

Yes

12.4 Appropriate storage of hazardous materials?

N/A

12.5 Avoidance of inappropriate storage of combustible materials?

Yes

12.6 Are individual external balconies provided?

Yes

12.7 If furniture is provided in communal areas, does it display evidence of being appropriately fire resisting

N/A

12.8 Comments and hazards observed:

There was a reasonable standard of housekeeping, with the stairways and open walkways mostly clear of obstructions and combustible material. There are individual concrete balconies to certain flats at the rear and a response to the 2023 FRA states that, posters have been placed in the communal areas of the block reminding residents not to store flammable items on the private balconies and that BBQs are not permitted on private balconies or in communal areas. Basement open mesh storage units are located beneath the building which are leased to residents and members of the public. It was noted several bays are still used for mixed storage and not just for parking vehicles (also noted in previous type 1 and type 4 FRA's). A response in the 2022 type 1 FRA by ensure states that, each licence agreement stipulates the following: "No pressurised gas canisters or containers holding oil, petrol or other flammable liquids may be stored within the cage under any circumstances. If these items are found, The Council will advise that they be removed immediately. Failure to do so will result in the termination of the licence agreement". We conduct weekly checks of the caged parking areas and take action in line with licence agreement when issues are seen. A reply in the 2023 type 1 FRA stated - Karen Stagg 28-06-2023: Confirmation received from Housing Office that site visit has taken place. There is no immediate fire risk to the area. On inspection there were no items in the cages that gave us a reason for concern. No excessive fire loading and areas are well ventilated. Provided information post type 4 FRA for the recommendation to ensure that any combustibles materials stored are removed from the carpark and flat balconies stated - Tenants updated of this during tenancy update visits. The recommendation to ensure that residents remove all combustibles from underground car park in line with the Rental Licence Condition 19, had not yet been actioned. A reply to the 2024 type 4 recommendation - RP to ensure that car parking bays are used for vehicles and not combustible items stated - PCC have a zero tolerance policy to items being kept in the communal area of the block and therefore all combustible items will be picked up by staff when on site, see below. Also see section 23 for sprinkler system considerations. The ensure 2022 FRA noted that a mobility scooter was outside flat 75. A reply for this stated - 30th March site visit made to number 75 by Keith Brocks, surveyor and OT for tenant, job number 1133027, considerable notes made, conclusion that scooter remain where it is for now, adequate access to balcony. There was no reply to the previous FRA recommendation that NFCC Mobility Scooter Guidance for Residential Buildings is referred to in relation to storage and charging of the scooter. A reply to the 2023 type 1 FRA recommendation to confirm that the mobility scooter to Flat 75 and any other scooters are managed and stored as per NFCC Mobility Scooter Guidance for Residential Buildings. stated - Jan Thomas 21-03-2023: We have responded to this before - our surveyors are aware and allow this because of the amount of space, it is not causing an obstruction. On this occassion a mobility scooter was noted outside flat 36 and it is presumed the same response will be provided by PCC.

12.9 Recommendation(s):

73024

Observation
The 2024 type 4 FRA has a recommendation to ensure that residents remove all combustibles from underground car park in line with the Rental Licence Condition 19, this was not yet actioned by PCC at the time of the assessment.

Recommendation
As per the 2024 type 4 FRA recommendation - Confirm a date when residents are to be informed to remove all combustibles from the underground car park in line with the Rental Licence Condition 19.

Floor
Not Applicable

Location

73025

Observation

Significant levels of combustibles were noted outside flats, outside the block entrances, on walkways, and within the escape staircases.
Recommendation
All combustibles should be removed from the communal areas and from areas immediately adjacent to the walls of the building, including outside the front and rear of flats.

Floor
Multiple Floors

Location
Throughout the premises

73025



HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

13.1 Are fire safety conditions imposed on outside contractors?

Yes

13.2 Is there satisfactory control over works carried out in the building by outside contractors (including hot work permits)?

Yes

13.3 If there are in house maintenance personnel, are suitable precautions taken during hot work, including use of hot work permits?

N/A

13.4 Comments:

Portsmouth City Council will only use accredited and/or approved contractors for maintenance or small work projects. Whenever 'construction/maintenance works' are carried out on a site that involve fire or generate fire/sparks/intense heat (commonly known as 'hot works'), appropriate management controls to eliminate/reduce the risk of an uncontrolled/unwanted fire are put in place. Control measures will be identified through the 'work activity' risk assessment process if the work is undertaken by council employees and should involve the completion of a 'hot works permit' as part of a site-specific permit to work system. Where the work is being completed by a contractor, the site management team will ensure they have a similar system in place, that affords at least the same level of safety (or they comply with the requirements of the council's site-specific permit to work system).

13.5 Recommendation(s):

DANGEROUS SUBSTANCES

14.1 If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?

No

14.2 Comments:

A store in the car park (not accessed keys couldn't open door) is marked as a flammable liquids store, no Dangerous Substances and Explosive Atmospheres Regulations 2002 risk assessment was seen.

14.3 Recommendation(s):

73026

Observation
No Dangerous Substances and Explosive Atmospheres Regulations 2002 risk assessment was seen for the store in the car park marked as a flammable liquids store.

Recommendation
Confirm that if flammable liquids are still within the car park store marked as a flammable liquids, that a Dangerous Substances and Explosive Atmospheres Regulations 2002 risk assessment has been completed. If no flammable liquids remain, then this needs to be confirmed.

Floor
Not Applicable

Location

OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

15.1 Hazards:

15.2 Comments and deficiencies observed:

15.3 Recommendation(s)

MEANS OF ESCAPE FROM FIRE

16.1 It is considered that the building is provided with reasonable means of escape in case of fire.

Yes

16.2 Adequate design of escape routes?

Yes

16.3 Adequate provision of exits?

Yes

16.4 Exits easily and immediately openable where necessary?

Yes

16.5 Fire exits open in direction of escape where necessary?

Yes

16.6 Avoidance of sliding or revolving doors as fire exits where necessary?

Yes

16.7 Satisfactory means for securing exits?

Yes

16.8 Reasonable distances of travel where there is a single direction of travel?

Yes

16.9 Reasonable distances of travel where there are alternative means of escape?

Yes

16.10 Suitable protection of escape routes?

No

16.11 Suitable fire precautions for all inner rooms?

N/A

16.12 Escape routes unobstructed?

Yes

16.13 It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.

No

16.14 Periodic inspection of external escape staircases and gangways?

Yes

16.15 Comments and deficiencies observed:

All flats exit to fresh air and have two directions of escape along the adjoining walkways (1426mm on 2nd -5th floors) and into an end escape stair or ramp from 1st floor to ground level. Escape is also possible via the central stairway and main entrance/exit door. All final exit doors are secured with a magnetic locking mechanism and is released in direction of travel with a push pad. Flats have non-fire rated widows and partitions adjacent to the front entrance on the upper floors; however, this is acceptable due to having two directions of escape. The 1st floor (podium) level has an escape stair at each end of the building, to access the escape staircase at this level a key is required to enter the staircase (for security purposes). However, due to the number of flats and the width of the open walkway on this level it is not perceived to be an issue. There is no automatic smoke vent system in the enclosed stairway. However, natural louvre vents are fitted on each landing and the doors open direct to the walkways. The access gates to the basement storage area are kept padlocked shut. Escape from the basement is via end fire exit gates or the main gates. The final exit gates from the basement are fitted with push pads. Travel distances within the basement areas are 30m in each direction from the centre, which is acceptable for escape in two directions. See Section 17 regarding protection of the escape routes. The 2022 type 1 FRA stated for periodic inspection of external escape staircases and gangways that the previous PCC, FRA indicates that regular inspections and conducted by the local ESO's.

16.16 Recommendation(s):

73027

Observation
It is not known if final exit doors that are secured with a magnetic locking mechanism and released with a push pads fail safe on a power failure.

Recommendation
Confirm that final exit doors fail safe on a power failure, if not emergency release points should be fitted.

Floor
Not Applicable

Location

MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

17.1 It is considered that there is compartmentation of a reasonable standard.[3)]

No

17.2 It is considered that there is reasonable limitation of linings that might promote fire spread.

No

17.3 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire

N/A

17.4 Is further assessment of the materials and construction methods used on the external wall system required?

No

17.5 If a refuse chute system is provided, are adequate protective measures provided to prevent the spread of fire and smoke

No

17.6 Comments and deficiencies observed:

Externally, there is HPL rain screen cladding on certain sections of the external envelope. A PAS 9980:2022 FRAEW was carried out by FRC 15 01 2022 (issued 18 July 2024) that concluded - Our professional opinion is that overall this Building represents a Neutral PAS9980:2022 Outcome. A brief conclusion of this stated that the Blue HPL Panels are a combustible material which should be removed and replaced with a material which achieves a Euro class rating of A2 or better, and cavity barriers installed in accordance with manufacturers' recommendations. It recommended to remove combustible HPL panels from the external façade which will assist in the spread of fire over the external wall. With an interim measure that the evacuation policy be changed from a "Stay Put" to a "Simultaneous/Full Evacuation policy" in accordance with the NFCC Guidance as soon as reasonably practicable. The occupants should be informed of the change of evacuation policy and fire action notices should be displayed to reflect the change. They should also be informed of the assembly point. In accordance with the NFCC Guidance the fire detection system should be upgraded to include heat detectors at all openings to combustible materials on the external walls, this incudes all common areas affected and within all private dwellings affected. On completion of the installation of the fire detection system, a review of the fire risk assessment should be undertaken. The Local Fire Authority should also be informed of the change of evacuation policy so that they can update their Predetermined Attendance if required (see below, section 20 and section 24 for any comments for measures put in place and recommendations). A fire door survey was also provided dated 08 10 2024 there were various remedial works required from the assessment, the Type 4 2024 FRA makes reference to these works needing to be carried out. A spread sheet provided to the assessor by PCC indicated that works were yet to be implemented by PCC. See fire door survey for more in depth information to fire doors. The escape stairways are of concrete construction with metal exit doors, and metal handrails. Floors are lined with sheet vinyl and stair treads have non slip nosing's. The fire doors to the refuse chute rooms within the end escape stairs are notional FD30s with Georgian wired vision panels and self-closing devices, however see below. Chutes are in protected rooms (when chutes and doors are fitted correctly, see below) and as such a fuse link to the bin shutter in the bin store would not be required. The fire door to the central stairway electrical room has new type, certified FD60s door. The end stairway electrical room and CCTV room doors are notional FD30s fire doors, that are kept locked shut when not in use. The door to the lift motor room within the central stair case and lift core is a steel FD30s door. Flats viewed (34, 37, 38, 40, 41, 42, 67, 68), where a mix of wooden and composite fire doors with no self-closers. Flat entrance doors and windows are not required to be fire resisting or have self-closers as there is two directions of escape available on the external walkways, as are the residents storage cupboards. There was a reasonable level of fire stopping conducted in areas where cupboard doors could be accessed with third party labelling in place, however see below. Responses to the previous type 1 2023 assessment for bin chute doors and chutes stated (1) Thomas Fowles 16-03-2023: A repair has been raised to apply intumescent strips and seals to the areas of the bin chute door that are missing them. (2) Thomas Fowles 16-03-2023: The bin chutes are behind a notional timber fire door and an alternate means of escape have been provided. This is therefore low risk. However, see chute observation/recommendation below.

17.7 Recommendation(s):

73028

Observation
As per previous report - It is not known if fire door information provided to residents annually.

Recommendation
As per previous report - Confirm that fire door information provided to residents annually, if not they should be informed.

Floor
Not Applicable

Location

73029

Observation

No access was gained to stores in the basement car park. Some penetrations in the open air communal balconies and electrical cupboard 0.08 required fire stopping. The type 4 FRA recommended to arrange for a 3rd party accredited company to undertake fire stopping. A PCC provided spread sheet had an entry stating that PCC were to evaluate where the fire stopping needs to be carried out before carrying out the repairs.
Recommendation
Confirm the date for PCC were to evaluate where the fire stopping needs to be carried out before carrying out the repairs.

Floor
Not Applicable

Location

73030

Observation
The 2024 type 4 FRA had a recommendation that each flat that exceeds that maximum travel distance should be provided with internal fire doors. PCC had not actioned works at the time of the assessment.

Recommendation
Confirm the date that each flat that exceeds that maximum travel distance should be provided with internal fire doors as recommended in the type 4 2024 FRA.

Floor
Not Applicable

Location

73031

Observation
The date for the removal of the flammable cladding removal as recommended in the FRAEW PAS9980 is not known.

Recommendation
Confirmed the planned date for the removal of the flammable cladding as recommended in the FRAEW PAS9980.

Floor
Not Applicable

Location

73029



17.8 Is fire door information provided to residents annually [Reg 10: all flats]?

No

17.9 Are 3-monthly checks conducted on Communal area Fire Doors [Reg 10: >11m]?

Yes

17.10 Are there records to demonstrate that 3-monthly checks on Communal area Fire Doors [Reg 10: >11m] are being completed and acted upon?

Yes

17.11 Are annual checks conducted on flat entrance doors [Reg 10: >11m]?

No

17.12 Are there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon?

No

17.13 If the building is fitted with balconies do the materials used for construction, or items being stored on the balconies, give cause for concern regarding fire loading or fire spread?

No

17.14 Comments and deficiencies observed:

There was no reply entry in the 2023 type 1 FRA to confirm that fire door information provided to residents annually, if not they should be informed. A reply entry for 3 month checks states - Martyn Collins 22-02-2023: The quarterly communal fire door inspection was carried out on the 27/01/2023 with the next re-inspection due on the 27/04/2023. It is not known if annual checks conducted on flat entrance doors [Reg 10: >11m] or that there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon.

17.15 Recommendation(s):

73032

Observation
It is not known if annual checks conducted on flat entrance doors [Reg 10: >11m] or that there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon.

Recommendation
Confirm that annual checks conducted on flat entrance doors [Reg 10: >11m] and that there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon.

Floor
Not Applicable

Location

EMERGENCY ESCAPE LIGHTING

18.1 Reasonable standard of emergency escape lighting system provided? [5)]

Yes

18.2 Monthly and annual testing routines for emergency escape lighting?

Yes

18.3 Appropriate records of emergency escape lighting tests?

Yes

18.4 Comments and deficiencies observed:

There is a reasonable standard of emergency escape lighting system provided. Test sheets were found in the right hand basement electrical cupboard with the last monthly test being 2/12/2025. No record of the last service.

18.5 Recommendation(s):

73033

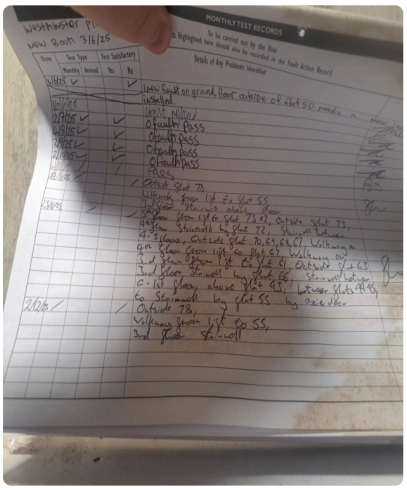
Observation

There were no records provided for the last service of the emergency lighting system.
Recommendation
Confirm the date of the last annual service of the emergency lighting system.

Floor
Not Applicable

Location

73033



FIRE SAFETY SIGNS AND NOTICES

19.1 Reasonable standard of fire safety signs and notices?

No

19.2 Wayfinder signage displayed?

No

19.3 Comments and deficiencies observed:

Cupboards were correctly signed. There was not a reasonable standard of fire action plans displayed, see below. Way finder signage was not adequate in the staircases.

19.4 Recommendation(s):

73034

Observation

There was no fire action plans displayed.
Recommendation
That fire action plans displayed are displayed by all exits and all floors of the staircases that indicate the current actions to be carried out for the temporary simultaneous evacuation.

Floor
Not Applicable

Location

73035

Observation

The 2024 type 4 FRA recommendation stated that floor identification signs should be provided on every landing of a stairway. PCC have stated that this will be considered as part the larger block refurbishment scheme
Recommendation
As per the 2024 type 4 FRA recommendation confirm when floor identification signs are planned to be provided on every landing of a stairway.

Floor
Not Applicable

Location

73034



73035



MEANS OF GIVING WARNING IN CASE OF FIRE[6)]

20.1 Reasonable manually operated electrical fire alarm system provided?

Yes

20.2 Automatic fire detection provided throughout building.

No

20.3 Automatic fire detection provided in part of the building.

Yes

20.4 Extent of automatic fire detection generally appropriate for the occupancy and fire risk?

Yes

20.5 Remote transmission of alarm signals?

Yes

20.6 Evacuation Alert System provided?

N/A

20.7 Weekly testing and periodic servicing of communal fire detection and alarm system where fitted?

No

20.8 Appropriate records of fire alarm tests?

No

20.9 Comments and deficiencies observed:

A fire alarm system has been fitted since the previous FRA for flats as a temporary simultaneous evacuation policy has been put in place due to the buildings cladding. Flats sampled and found to have Pt6 smoke detectors in their entrance hallways (grade D LD3), and radio linked heat detection in the bedrooms and lounges (viewed in flats 34, 37, 38, 40, 41, 42, 67, 68). The heat detection is linked to a panel in the ground floor lift lobby that has radio signal boosters in the staircases, which is appropriate for temporary simultaneous accommodation. The assessor was informed post visit by Henry Salmon (PCC surveyor) That the fire alarm system is a Category L5 system designed to BS5839-1 and was installed in May 2024. The installation is temporary and currently supports a simultaneous evacuation policy throughout all the individual flats. The alarm is linked to all flats, e.g. if a heat detector is triggered in one flat, all sounders in all flats will trigger. There is remote monitoring of the system by Southern Monitoring Services Ltd. Southern monitoring will call the FRS on any activation of the alarm and inform PCC of any faults on the system so that they can be visited and plans put in place to fix the fault. A reply entry for an Evacuation and alert system in the 2022 FRA stated - The building has been measured and is a maximum height of 15.9m, therefore is below the 18m threshold recommended by the action. PCC are not planning to install an evacuation alert system, but this requirement should be reviewed at the next FRA. Henry salmon did also not know if the temporary alarm system would be replaced with an evacuation and alert system once the cladding is removed. Fire alarm and radio signal boxes in staircases were showing faults at the time of the assessment. Henry Salmon informed the assessor post visit, that these faults had been investigated and maintained. Testing/inspections of the temporary fire alarm is not known.

20.10 Recommendation(s):

73036

Observation
Testing/inspections of the temporary fire fire alarm is not known.

Recommendation
Confirm the periodicity for the testing/inspections of the temporary fire fire alarm.

Floor
Not Applicable

Location

73037

Observation
As best practice, the provision of an evacuation and alert system would allow for the FRS to evcauate the building more quickly if required.

Recommendation
That once the cladding is removed and compartmentation works completed, as best practice, consideration should be given to proving an evacuation and alert system. The system should be installed as per BS 8629:2019 guidance.

Floor
Not Applicable

Location

73038

Observation

The fire alarm panel showed multiple faults at the time of the assessment. These were immediately reported to PCC site services and separately through Ensure channels.

Recommendation
Ensure immediate repair of the faults to the fire alarm system.

Floor
Multiple Floors

Location
Fire alarm system

73038



MANUAL FIRE EXTINGUISHING APPLIANCES

21.1 Reasonable provision of portable fire extinguishers?

Yes

21.2 Hose reels provided?

No

21.3 Are all fire extinguishing appliances readily accessible?

Yes

21.4 Annual maintenance of fire extinguishing appliances?

Yes

21.5 Comments and deficiencies observed:

There are no manual fire extinguishing appliances in the communal areas and they are not considered necessary as people with no training should not be expected to use them. Appliances are in place in some of the electrical cupboards, last maintained 09 25.

21.6 Recommendation(s):

RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

22.1 Type of system:

No fixed system is installed in the ground floor garage and would not have been expected at the time of build. There was no response in the previous FRA to the recommendation that as part of future planned works, consider installing a sprinkler system in the ground floor garage. With sprinklers, spread of fire is unlikely and will help to contain a fire until fully extinguished by the Fire and Rescue Service.

22.2 Comments:

22.3 Tested/serviced in accordance with manufacturer's instructions?

N/A

22.4 Recommendation(s):

73039

Observation
As per the type 1 2023 FRA - There was no response in the previous FRA to the recommendation that as part of future planned works, consider installing a sprinkler system in the ground floor garage. With sprinklers, spread of fire is unlikely and will help to contain a fire until fully extinguished by the Fire and Rescue Service.

Recommendation
As per the type 1 2023 FRA - Confirm that consideration has be given that part of future planned works, consider installing a sprinkler system in the ground floor garage. With sprinklers, spread of fire is unlikely and will help to contain a fire until fully extinguished by the Fire and Rescue Service.

Floor
Not Applicable

Location

OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

23.1 Rising Main:

See comments.

23.2 Six-monthly inspection and annual testing of rising mains?

Yes

23.3 Appropriate records of rising main inspection and testing?

Yes

23.4 Comments:

There is a dry rising main with an inlet external to the main entrance and outlets on the ascending floor landings within the stairway. The type 4 2024 FRA recommended that all dry riser outlets are secured, this could be via a leather strap and padlock. PCC have stated - Repair carried out. It was noted all were secure.

23.5 Recommendation(s):

73040

Observation

No records were provided of dry riser testing and maintenance
Recommendation
Ensure the dry risers have undergone routine testing and maintenance as required.

Floor
Not Applicable

Location

23.6 Firefighting/Evacuation lifts:

The lifts are not thought to be a fire-fighting lift. There is a fire fighters control key point by the lift on the ground floor. An entry in the 2021 FRA states; PCC inspect all lifts monthly and annually. PCC insurers inspect bi-annually.

23.7 Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.8 Appropriate records of Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.9 Comments:

23.10 Recommendation(s):

23.11 Smoke Ventilation:

No AOV's (Natural louvre vents are fitted on each landing and the doors open direct to the walkways).

23.12 Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.13 Appropriate records of Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.14 Comments:

23.15 Recommendation(s):

23.16 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc

N/A

23.17 Comments:

23.18 Recommendation(s):

23.19 Confirm that documented ‘monthly routine checks’ of Fire-Fighting Equipment are undertaken; Is there a process for faults to be reported to local FRS and electronic notification once repaired; is consideration given to displaying appropriate notices placed on the fire-fighting equipment when out of use?

No

23.20 Comments:

See 24.20.

23.21 Recommendation(s):

MANAGEMENT OF FIRE SAFETY

PROCEDURES AND ARRANGEMENTS

24.1 Principal Accountable Person/Accountable Person (HRRB) or Responsible Person (<18m)

Portsmouth City Council

24.2 Fire safety is managed by:[8)]

Portsmouth City Council

24.3 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

Yes

24.4 Comments:

Head of Building Maintenance.

24.5 Recommendation(s):

24.6 Is there a suitable record of the fire safety arrangements?

Yes

24.7 Comments:

Portsmouth City Council has implemented a Fire Safety Policy (document originated, 2008, reviewed January 2018) which includes: Statutory requirements; responsibilities and structure; general requirements and training.

24.8 Recommendations:

24.9 Is there more than one Responsible Person for this premises?

No

24.10 If more than one Responsible Person, has relevant information, including fire safety arrangements and fire risk assessments for each part of the premises been shared

N/A

24.11 Comments:

24.12 Recommendation(s):

24.13 Appropriate fire procedures in place?

Yes

24.14 More especially...are procedures in the event of fire appropriate and properly documented

No

24.15 ...are there suitable arrangements for summoning the fire and rescue service?

Yes

24.16 ...are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?

N/A

24.17 ...are there suitable arrangements for ensuring that the premises have been evacuated?

N/A

24.18 ...is there a suitable fire assembly point(s)?

No

24.19 ...are there adequate procedures for evacuation of any disabled people who are likely to be present?

No

24.20 Comments:

See section 19 for fire action notices. The building would of been expected to be designed and constructed to suit a stay put evacuation strategy. However, as combustible cladding has been found on the building, a temporary simultaneous evacuation has been put in place. As such NFCC Guidance to support a temporary change to a simultaneous evacuation strategy in purpose-built block of flats should be followed when implementing further measures and changes to support the evacuation policy. As this is a general needs block of flats residents would be expected to raise the alarm and contact the emergency services, however a remote link of flat further detection also helps in an earlier raising of the alarm for the arrival of the FRS, see section 20 for alarm system details. The assessor was not made aware of any vulnerable persons present in the block; however, a reply entry in the 2022 FRA states - Housing Officer confirmed resident in number 75 may not be able to self evacuate in event of fire, however they have carried out assessment and resident is being moved as a high priority medical grounds and will start new tenancy at ground floor flat on 14/11/2022. HIWFRS have been notified of the resident not being able to self evacuate in the meantime. It was noted that a premises information box (PIB) had been provided (no access, no key). PCC replied to the 2024 type FRA recommendation to Instigate a process to ensure that monthly fire safety checks are conducted, stating - Checks of fire equipment and PIB carried out every 28 days. A sign on the wall by the PIB indicates this was last carried out 28 12 2024.

24.21 Recommendation(s):

73041

Observation
Not known if any residents cannot escape flats unaided.

Recommendation
Confirm if any residents cannot escape flats unaided that PEEPs are in place and information provided for the FRS in the PIB. This is a requirement that must be instigated to support the temporary change to a simultaneous evacuation.

Floor
Not Applicable

Location

24.22 Persons nominated and trained to use fire extinguishing appliances?

N/A

24.23 Comments:

24.24 Recommendation(s):

24.25 Persons nominated and trained to assist with evacuation, including evacuation of disabled people?

N/A

24.26 Comments:

24.27 Recommendation(s):

24.28 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?

Yes

24.29 Comments:

This is arranged via PCC, if required.

24.30 Recommendation(s):

24.31 HRRB – Has a Secure Information Box been provided that contains relevant information i.a.w Fire Safety (England) Regulations 2022 [Reg 4: >18m]?

N/A

24.32 HRRB – Are there arrangements to keep the Secure Information Box up to date - has relevant information also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022?

N/A

24.33 Comments:

24.34 Recommendation(s):

24.35 Has information on fire procedures been disseminated to residents [Reg 9: all residential buildings with common parts]?

No

24.36 Is fire safety information disseminated to residents every 12 months [Reg 9: all residential buildings with common parts]?

No

24.37 Comments:

See recommendations.

24.38 Recommendation(s):

73042

Observation
Some residents seemed unsure on the fire procedures, some residents mentioned that they have had leaflets disseminated but couldn't remember what was on them.

Recommendation
That all residents are re-reminded of the simultaneous evacuation policy in place. When the cladding is made safe and compartmentation issues addressed and a stay put policy put back in place, residents should be informed and fire action notices changed accordingly.

Floor
Not Applicable

Location

24.39 Routine in house inspections of fire precautions (e.g. in the course of health and safety inspections)?

Yes

24.40 Comments:

Routine in house inspections including the means of escape and fire exit doors are checked by PCC staff.

24.41 Recommendation(s):

TRAINING AND DRILLS

25.1 When the employees of another employer work in the premises, is their employer given appropriate information (e.g. on fire risks and general fire precautions)?

N/A

25.2 When the employees of another employer work in the premises, is it ensured that the employees are provided with adequate instructions and information?

N/A

25.3 Comments:

25.4 Recommendation(s):

25.5 Are all staff given adequate fire safety instruction and training on induction?

N/A

25.6 Comments:

25.7 Are all staff given adequate periodic refresher training at suitable intervals?

N/A

25.8 Comments:

25.9 Does all staff training provide information, instruction or training on fire risks in the premises?

N/A

25.10 Does all staff training provide information, instruction or training on the fire safety measures in the building?

N/A

25.11 Does all staff training provide information, instruction or training on action in the event of fire?

N/A

25.12 Does all staff training provide information, instruction or training on action on hearing the fire alarm signal?

N/A

25.13 Does all staff training provide information, instruction or training on the method of operation of manual call points?

N/A

25.14 Does all staff training provide information, instruction or training on the location and use of fire extinguishers?

N/A

25.15 Does all staff training provide information, instruction or training on means for summoning the fire and rescue service?

N/A

25.16 Does all staff training provide information, instruction or training on the identity of persons nominated to assist with evacuation?

N/A

25.17 Does all staff training provide information, instruction or training on the identity of persons nominated to use fire extinguishing appliances?

N/A

25.18 Appropriate records of fire training?

N/A

25.19 Comments:

25.20 Recommendation(s):

25.21 Are staff with special responsibilities (e.g. fire wardens) given additional training?

N/A

25.22 Comments:

25.23 Are fire drills carried out at appropriate intervals?

N/A

25.24 Appropriate records of fire drills?

N/A

25.25 Comments:

25.26 Recommendation(s):

FIRE RISK ASSESSMENT:

26.1 Potential Consequences

Moderate

26.2 Likelihood of Fire

Medium

RISK ASSESSMENT MATRIX

The following risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is as indicated in the left hand column of the table.

	Potential Consequences of Fire		
	Slight harm	**Moderate harm**	**Extreme harm**
LOW	Trivial risk	Tolerable risk	Moderate risk
MEDIUM	Tolerable risk	Moderate risk	Substantial risk
HIGH	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the likelihood of fire is as indicated above. Taking into account the nature of the building and the occupants as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of a fire would be as indicated above. These in combination result in an overall assessment of the risk to fire life safety for this building at the time of this assessment as indicated below.

Moderate

This risk can be reduced by addressing the key issues.

PRIORITY DEFINITIONS

Priority 1 - Breach of legislation, having the potential for serious injury to relevant persons.

Priority 2 - Breach of legislation, but not considered to constitute a serious threat to relevant persons.

Priority 3 - Bad practice, but unlikely to constitute a serious threat to relevant persons.

Timescale A - Immediately, or as soon as reasonably practicable. In the case of items that require capital work, steps should be taken as soon as reasonably practicable to progress the work.

Timescale B - Short term. In the case of items that require capital expenditure, steps should be taken in the short term to progress the work.

Timescale C - Medium term.

Timescale D - Long term (e.g. at time of upgrade refurbishment).

Footnotes

1) Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month indicated.

2) Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

3) Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

4) A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

5) Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

6) Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

7) Relevant to life safety and this risk assessment (as opposed purely to property protection).

8) This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

KEY FINDINGS AND RECOMMENDATIONS

The key issues and outcomes as a result of this assessment are:

157242 - 7.10 - Not Allocated

Observation:

An electrical cable is passing from flat 15 to flat 17 and is not appropriately secured, presenting a trip hazard.
Recommendation:
Investigate the need for the cable and appropriately secure it to prevent a trip hazard.
(3 B)

Floor: Location:

157243 - 11.4 - Not Allocated

Observation:

There were no records of the most recent lightning protection maintenance.
Recommendation:
Ensure the lightning protection system has undergone routine maintenance within the last 12 months. Confirm the last test date.
(2 B)

Floor: Location:

157244 - 12.9 - Not Allocated

Observation:
The 2024 type 4 FRA has a recommendation to ensure that residents remove all combustibles from underground car park in line with the Rental Licence Condition 19, this was not yet actioned by PCC at the time of the assessment.

Recommendation:
As per the 2024 type 4 FRA recommendation - Confirm a date when residents are to be informed to remove all combustibles from the underground car park in line with the Rental Licence Condition 19. (2 B)

Floor: Location:

157245 - 12.9 - Not Allocated

Observation:

Significant levels of combustibles were noted outside flats, outside the block entrances, on walkways, and within the escape staircases.
Recommendation:
All combustibles should be removed from the communal areas and from areas immediately adjacent to the walls of the building, including outside the front and rear of flats.
(2 B)

Floor: Location:

157246 - 14.3 - Not Allocated

Observation:
No Dangerous Substances and Explosive Atmospheres Regulations 2002 risk assessment was seen for the store in the car park marked as a flammable liquids store.

Recommendation:
Confirm that if flammable liquids are still within the car park store marked as a flammable liquids, that a Dangerous Substances and Explosive Atmospheres Regulations 2002 risk assessment has been completed. If no flammable liquids remain, then this needs to be confirmed. (2 B)

Floor: Location:

157247 - 16.16 - Not Allocated

Observation:
It is not known if final exit doors that are secured with a magnetic locking mechanism and released with a push pads fail safe on a power failure.

Recommendation:
Confirm that final exit doors fail safe on a power failure, if not emergency release points should be fitted. (2 B)

Floor: Location:

157248 - 17.7 - Not Allocated

Observation:
As per previous report - It is not known if fire door information provided to residents annually.

Recommendation:
As per previous report - Confirm that fire door information provided to residents annually, if not they should be informed. (2 B)

Floor: Location:

157249 - 17.7 - Not Allocated

Observation:

No access was gained to stores in the basement car park. Some penetrations in the open air communal balconies and electrical cupboard 0.08 required fire stopping. The type 4 FRA recommended to arrange for a 3rd party accredited company to undertake fire stopping. A PCC provided spread sheet had an entry stating that PCC were to evaluate where the fire stopping needs to be carried out before carrying out the repairs.
Recommendation:
Confirm the date for PCC were to evaluate where the fire stopping needs to be carried out before carrying out the repairs.
(2 B)

Floor: Location:

157250 - 17.7 - Not Allocated

Observation:
The 2024 type 4 FRA had a recommendation that each flat that exceeds that maximum travel distance should be provided with internal fire doors. PCC had not actioned works at the time of the assessment.

Recommendation:
Confirm the date that each flat that exceeds that maximum travel distance should be provided with internal fire doors as recommended in the type 4 2024 FRA. (2 B)

Floor: Location:

157251 - 17.7 - Not Allocated

Observation:
The date for the removal of the flammable cladding removal as recommended in the FRAEW PAS9980 is not known.

Recommendation:
Confirmed the planned date for the removal of the flammable cladding as recommended in the FRAEW PAS9980. (2 B)

Floor: Location:

157252 - 17.15 - Not Allocated

Observation:
It is not known if annual checks conducted on flat entrance doors [Reg 10: >11m] or that there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon.

Recommendation:
Confirm that annual checks conducted on flat entrance doors [Reg 10: >11m] and that there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon. (2 B)

Floor: Location:

157253 - 18.5 - Not Allocated

Observation:

There were no records provided for the last service of the emergency lighting system.
Recommendation:
Confirm the date of the last annual service of the emergency lighting system.
(2 B)

Floor: Location:

157254 - 19.4 - Not Allocated

Observation:

There was no fire action plans displayed.
Recommendation:
That fire action plans displayed are displayed by all exits and all floors of the staircases that indicate the current actions to be carried out for the temporary simultaneous evacuation.
(2 B)

Floor: Location:

157255 - 19.4 - Not Allocated

Observation:

The 2024 type 4 FRA recommendation stated that floor identification signs should be provided on every landing of a stairway. PCC have stated that this will be considered as part the larger block refurbishment scheme
Recommendation:
As per the 2024 type 4 FRA recommendation confirm when floor identification signs are planned to be provided on every landing of a stairway.
(3 B)

Floor: Location:

157256 - 20.10 - Not Allocated

Observation:
Testing/inspections of the temporary fire fire alarm is not known.

Recommendation:
Confirm the periodicity for the testing/inspections of the temporary fire fire alarm. (2 B)

Floor: Location:

157257 - 20.10 - Not Allocated

Observation:
As best practice, the provision of an evacuation and alert system would allow for the FRS to evcauate the building more quickly if required.

Recommendation:
That once the cladding is removed and compartmentation works completed, as best practice, consideration should be given to proving an evacuation and alert system. The system should be installed as per BS 8629:2019 guidance. (3 C)

Floor: Location:

157258 - 20.10 - Not Allocated

Observation:

The fire alarm panel showed multiple faults at the time of the assessment. These were immediately reported to PCC site services and separately through Ensure channels.
Recommendation:
Ensure immediate repair of the faults to the fire alarm system.
(2 A)

Floor: Location:

157259 - 22.4 - Not Allocated

Observation:
As per the type 1 2023 FRA - There was no response in the previous FRA to the recommendation that as part of future planned works, consider installing a sprinkler system in the ground floor garage. With sprinklers, spread of fire is unlikely and will help to contain a fire until fully extinguished by the Fire and Rescue Service.

Recommendation:
As per the type 1 2023 FRA - Confirm that consideration has be given that part of future planned works, consider installing a sprinkler system in the ground floor garage. With sprinklers, spread of fire is unlikely and will help to contain a fire until fully extinguished by the Fire and Rescue Service. (2 C)

Floor: Location:

157260 - 23.5 - Not Allocated

Observation:

No records were provided of dry riser testing and maintenance
Recommendation:
Ensure the dry risers have undergone routine testing and maintenance as required.
(2 B)

Floor: Location:

157261 - 24.21 - Not Allocated

Observation:
Not known if any residents cannot escape flats unaided.

Recommendation:
Confirm if any residents cannot escape flats unaided that PEEPs are in place and information provided for the FRS in the PIB. This is a requirement that must be instigated to support the temporary change to a simultaneous evacuation. (1 B)

Floor: **Location:**

157262 - 24.38 - Not Allocated

Observation:
Some residents seemed unsure on the fire procedures, some residents mentioned that they have had leaflets disseminated but couldn't remember what was on them.

Recommendation:
That all residents are re-reminded of the simultaneous evacuation policy in place. When the cladding is made safe and compartmentation issues addressed and a stay put policy put back in place, residents should be informed and fire action notices changed accordingly. (2 B)

Floor: **Location:**

PHOTO GALLERY



Mobility scooter flat 36

End of the Fire Risk Assessment. The following section is purely management information.

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FORUM NOTES (notes added subsequent to the report being issued)

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PORTSMOUTH CITY COUNCIL

Fire Risk Assessment

Block D 184-238 Evens Grafton Street

Buckland

Portsmouth

Hampshire

PO2 7LW



Commissioned By or Client:	Portsmouth City Council
Assessor:	Luke Snoswell
Date of fire risk assessment:	2026-01-12
Date of previous fire risk assessment:	2025-02-06
Frequency of assessment (months):	11
Suggested date for reassessment: [1)]	2027-01-28
Person(s) consulted:	Jan Thomas - PCC
Report Reference Number:	24-28144
Signed Off By:	Andrew Snow-03-02-2026

Produced by ENSURE Safety And Compliance, a BAFE SP205 certificated company (Registration Number: SSAIB-HAMP135) . A Certificate of Conformance for this report can be provided on request.

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SCOPE AND PURPOSE OF ASSESSMENT

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with the respective fire safety legislation. The report does not address the risk to property or business continuity from fire.

The report is not an assurance against risk and is based on the best judgement of the assessor. The report may contain detail that relies on information provided by others and no liability is accepted for the accuracy of such information. Should the property be altered in any way, or the operations within it change, it is recommended that the risk assessment is reviewed and updated accordingly as this report will no longer be valid.

Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month as indicated at 1). Once the FRA is beyond this calendar month, it is no longer valid. If any areas of the building were inaccessible at the time of the assessment, it is recommended that these areas are assessed for risk as soon as possible, and that the FRA is reviewed and updated with regard to the findings of this investigation.

Unless specified, this report will not include destructive or intrusive testing to assess the construction, overarching structure and make up of any external wall systems, abutments, or balconies.

Unless specified, the appropriateness of active and passive fire precautions, such as compartmentation, the means of escape, the fire detection and alarm system, emergency lighting, firefighting equipment, including dry risers will be assessed on a visual basis and will consider any information provided by the Responsible Person regarding maintenance and testing. The conduct of the FRA will not include a full system and 'cause and effect' test of these areas. That will be for the Competent Persons and contractors who install and maintain this equipment to provide.

EXECUTIVE SUMMARY

Overall Risk

Tolerable

Evacuation strategy for this property at time of assessment

Stay Put.

Suitability of evacuation strategy

The current evacuation strategy is considered appropriate.

STATUS OF RECOMMENDATIONS

Priority	Total	Completed	In Date	Overdue	PM
P1	0	0	0	0	0
P2	13	0	0	0	0
P3	0	0	0	0	0

(As of: 18-02-2026)

GENERAL INFORMATION

THE PREMISES

1.1 Number of floors:

7

1.2 Brief details of construction:

A 7-storey building of reinforced concrete frame construction with brick walls, concrete floors, aluminium framed window units under a mono pitched slate roof. The ground floor consists of an open plan garage block that has secure gates for access shared with block B. All flats are accessed from 1 of 3 open air walkways to the front elevations. One of the walkways is at 1st floor level and the other 2 appear to be at floors 4 & 5. The walkways are of concrete construction with metal rails and laminated infill panels. From the walkways some flats are on that level whilst others have internal stairs to either the floor below or above. There is an enclosed stairway and passenger lift that links the upper floors. There are main entrance doors to the front and rear sides of this block. The 1st floor level is accessed from a set of concrete steps or secure ramp from ground level; the upper 2 walkways are linked to the adjoining blocks. When viewed from ground level some flats at the rear have individual brick/concrete balconies. Refuse bins are stored externally at the front; circa 1975.

1.3 Description and use:

Block D 184-238 Grafton Street consists of 8 × 1 bedroom and 20 × 2-bedroom general needs flats. Occupancy assumes 2 adults per 1 bedroom flat and 2 adults plus 2 young person each 2-bedroom flat.

1.4 Height of uppermost accommodation storey (m)

>18m<30m

1.5 Adequate maintenance of premises?

Yes

1.6 Comments and deficiencies observed

Premises appeared to be in an adequate state of repair.

1.7 Recommendation(s)

THE OCCUPANTS

2.1 Approximate maximum No:

96

2.2 Approximate number of employees at any one time:

1 - Site Cleaner

2.3 Maximum number of members of public at any one time:

Unknown

OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1 Sleeping occupants:

96

3.2 Disabled occupants:

0

3.3 Occupants in remote areas and lone workers:

1 - Site Cleaner

3.4 Young persons:

40

3.5 Others:

56

FIRE LOSS EXPERIENCE

4.1 FIRE LOSS EXPERIENCE give details of previous incidents

There is no known fire loss since the previous fire risk assessment (FRA).

OTHER RELEVANT INFORMATION

5.1 OTHER RELEVANT INFORMATION that may affect fire risk management

A type 1 non-destructive fire risk assessment was carried out, the assessor had access to the communal areas and a sampling of flats. This report is the 2nd Ensure FRA, post a type 4 FRA that was conducted by Keystone Fire Safety LTD 19-22/02/2024. Ensure carried out type 1 FRA's prior to the type 4 FRA being undertaken. A PAS 9980:2022 FRAEW was carried out by FRC 01/03/2024 (issued 06-06-2024) that concluded that overall the building represents a positive outcome with no recommended remediations. A spread sheet for works from the type 4 FRA was also provided by PCC. There was also some information provided in the pre-FRA questionnaire. Any recommendation responses from the previous FRA and spread sheet are reflected in the relevant section as appropriate. There are no staff based on site. The suggested date for reassessment of this FRA has been defined annually by PCC based on their assessment of the risk associated with the type of building and occupancy. Access was gained via trades entry and keys were provided by Estate warden for cupboards. Keys were provided by Estate Services staff based at the BuildingSafety@portsmouthcc.gov.uk and keys picked up from the Buckland Housing Office.

5.2 Reference Documentation Applied

MHCLG Fire safety in purpose-built blocks of flats

5.3 Inaccessible Areas

Loft Space / Lift Motor Room - No safe access.

RELEVANT FIRE SAFETY LEGISLATION

6.1 The following fire safety legislation applies to these premises:

Regulatory Reform (Fire Safety) Order 2005 (incorporating Fire Safety Act 2021 & Fire Safety (England) Regulations 2022).

6.2 The above legislation is enforced by:

Hampshire and Isle of Wight Fire and Rescue Service.

6.3 Other legislation that makes significant requirements for fire precautions in these premises(other than the Building Regulations 2000):

Housing Act 2004 (Housing Health and Safety Rating System).

6.4 The legislation to which 6.3 makes reference is enforced by:

Local Authority - Portsmouth City Council.

6.5 Comments:

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

ELECTRICAL SOURCES OF IGNITION

7.1 Reasonable measures taken to prevent fires of electrical origin?

Yes

7.2 Fixed installation periodically inspected and tested?

Yes

7.3 Please give date of last inspection

20-07-2021

7.4 Portable appliance testing carried out?

N/A

7.5 Suitable policy regarding the use of personal electrical appliances in communal areas?

N/A

7.6 Suitable limitation of trailing leads and adapters?

N/A

7.7 Is there evidence (externally or internally) of electrical charging of electric vehicles, mobility scooters or other battery powered mobility items?

Yes

7.8 If solar panels are fitted to the building is there a clearly labelled isolation switch (state location in Comments section)?

N/A

7.9 Comments and hazards observed

The main electrical installation is housed in a locked cupboard inside the main ground floor entrance. The last fixed electrical inspection/test (as per test labels displayed) was completed 04/2016 with next test due in 2021, however the pre FRA questionnaire indicated the last test date was 20/07/2021, updated by Karen Stagg on 20-07-2022 and a response from the previous FRA states - Jake Powell 05-10-2022: EICR last completed 04/05/2021 on job 1019888. Electrical 440v warning signage is displayed on the cupboard door. There are no communal electrical sockets. A response from the previous FRA regarding the storage of mobility scooters in the communal areas states - Jan Thomas 27-09-2022: The storage of mobility scooters outside of properties in Estella and Grafton is common practise, revised by our inhouse surveying team, we provide external charge and points and in some cases locks for them and they do not obstruct the walkway. No mobility scooters being charged observed in the communal area at the time of visit.

7.10 Recommendation(s):

73256

Observation

A water leak is occurring in the electrical intake room that may affect electrical installations in the future
Recommendation
Ensure the water leak is remediated to prevent damage to the electrical systems

Floor
Ground Floor

Location
Electrical intake

73256



SMOKING

8.1 Reasonable measures taken to prevent fires as a result of smoking?

Yes

8.2 Smoking prohibited in the building?

No

8.3 Smoking prohibited in appropriate areas?

Yes

8.4 Suitable arrangements for those who wish to smoke?

Yes

8.5 This policy appeared to be observed at time of inspection?

Yes

8.6 Comments and hazards observed:

Residents are permitted to smoke only within their own flats, but not in communal areas. No-Smoking signage is displayed in communal areas. There was no evidence of non-compliance with the no smoking policy in communal areas.

8.7 Recommendation(s):

ARSON

9.1 Does basic security against arson by outsiders appear reasonable?[2)]

Yes

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

Yes

9.3 Routine checks of final exit doors and/or security fastenings?

Yes

9.4 Comments and hazards observed:

The main entrance to the block and 1st floor walkway ramp access doors are kept secure. Access is by fob for residents and call point for visitors. A fire fighters over ride switch is provided. Refuse chutes and store are no longer used. Refuse bins are stored externally at the front. There is CCTV surveillance externally.

9.5 Recommendation(s):

73266

Observation

It was noted that residents are storing combustible items on balconies to the rear.
Recommendation
Remind residents not to store combustibles on private balconies, to prevent the potential spread of fire externally.

Floor
Multiple Floors

Location
Rear balconies

73271

Observation

Evidence of unwanted access was present in the small area between the block foyer, electrical cupboard and the car park. It appeared that illegal activities may have been taking place there previously, with toileting also noted in this area.
Recommendation
Ensure this area is secure against unwanted access and monitor for illegal activities.

Floor
Basement

Location
Access area to electrical cupboard

73266



73271



PORTABLE HEATERS, HEATING INSTALLATIONS AND COOKING

10.1 Is the use of portable heaters avoided as far as practicable?

Yes

10.2 If portable heaters are used, are the more hazardous types (e.g. radiant bar fires or lpg appliances) avoided?

N/A

10.3 If portable heaters are used, are suitable measures taken to minimize the hazard of ignition of combustible materials?

N/A

10.4 Are fixed heating installations subject to regular maintenance?

N/A

10.5 Comments and hazards observed:

There is no heating system in the communal stairway and all other communal areas are open air.

10.6 Recommendation(s):

10.7 **COOKING**

No

10.8 Are reasonable measures taken to prevent fires as a result of cooking?

N/A

10.9 Filters changed and ductwork cleaned regularly?

N/A

10.10 Suitable extinguishing appliances available?

N/A

10.11 Comments and hazards observed:

There are no communal cooking facilities.

10.12 Recommendation(s):

LIGHTNING

11.1 Does the building have a lightning protection system?

Yes

11.2 Annual inspection and test of lightning protection system?

Yes

11.3 Comments and deficiencies observed:

Lightning conductor tapes are fitted to the external side of the stairway/lift shaft structure. Lightning Protection system tested - 01/2026.

11.4 Recommendation(s):

HOUSEKEEPING

12.1 Is the standard of housekeeping adequate?

No

12.2 Combustible materials appear to be separated from ignition sources?

Yes

12.3 Avoidance of unnecessary accumulation of combustible materials or waste?

No

12.4 Appropriate storage of hazardous materials?

No

12.5 Avoidance of inappropriate storage of combustible materials?

No

12.6 Are individual external balconies provided?

Yes

12.7 If furniture is provided in communal areas, does it display evidence of being appropriately fire resisting

N/A

12.8 Comments and hazards observed:

At the time of assessment, the communal stairway and external walkways were generally clear of combustible materials and obstructions. Occasional items are stored immediately outside some flat entrance doors and some tenants have installed small sections of fencing. Mobility scooters were also observed outside some flats. Upper floor flats have individual storage sheds which are kept locked. There are individual concrete balconies to certain flats at the rear. From ground level some of these seemed to be used for storage and drying laundry. The ground level garage has individual parking bays that are secured with metal gates. It is understood that the garages can be leased by outsiders and not just tenants within the block. Although the main garage thoroughfare was clear of obstructions; it was noted several bays are used for mixed storage and not just for parking vehicles. See section 23 regarding sprinkler system considerations. Although there are limited sources of ignition within, and floors are of concrete construction; lighted materials could be posted through the breeze block walls by an opportunist arsonist. Response from PCC following previous FRA states 'Mobility scooters and plant pots have historically been tolerated on the podium level communal balconies. Residents have previously been informed about not storing or using flammable items or BBQ on personal balconies. PCC regularly check the underground parking cages and asked those who lease the cages to remove any inappropriate items. Cage licences can be removed with 7 days notice in order to ensure they are safe'. A response from the Type 4 FRA regarding storage in the underground car park states – ESO block checks are carried out every 28 days.

12.9 Recommendation(s):

HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

13.1 Are fire safety conditions imposed on outside contractors?

Yes

13.2 Is there satisfactory control over works carried out in the building by outside contractors (including hot work permits)?

Yes

13.3 If there are in house maintenance personnel, are suitable precautions taken during hot work, including use of hot work permits?

Yes

13.4 Comments:

Portsmouth City Council will only use accredited and/or approved contractors for maintenance or small work projects. Whenever 'construction/maintenance works' are carried out on a site that involve fire or generate fire/sparks/intense heat (commonly known as 'hot works'), appropriate management controls to eliminate/reduce the risk of an uncontrolled/unwanted fire are put in place. Control measures will be identified through the 'work activity' risk assessment process if the work is undertaken by council employees and should involve the completion of a 'hot works permit' as part of a site-specific permit to work system. Where the work is being completed by a contractor, the site management team will ensure they have a similar system in place, that affords at least the same level of safety (or they comply with the requirements of the council's site-specific permit to work system).

13.5 Recommendation(s):

DANGEROUS SUBSTANCES

14.1 If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?

N/A

14.2 Comments:

14.3 Recommendation(s):

OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

15.1 Hazards:

Large sections of the premises are currently covered in scaffolding

15.2 Comments and deficiencies observed:

Scaffolding appeared to be well managed.

15.3 Recommendation(s)

73272

Observation

Scaffolding is covering a large section of the premises.
Recommendation
Management should ensure that an FRA for the scaffolding and works has been obtained and that all measures to prevent external spread of flame are being taken to protect the premises and residents.

Floor
Not Applicable

Location

73272



MEANS OF ESCAPE FROM FIRE

16.1 It is considered that the building is provided with reasonable means of escape in case of fire.

Yes

16.2 Adequate design of escape routes?

No

16.3 Adequate provision of exits?

Yes

16.4 Exits easily and immediately openable where necessary?

Yes

16.5 Fire exits open in direction of escape where necessary?

Yes

16.6 Avoidance of sliding or revolving doors as fire exits where necessary?

Yes

16.7 Satisfactory means for securing exits?

Yes

16.8 Reasonable distances of travel where there is a single direction of travel?

Yes

16.9 Reasonable distances of travel where there are alternative means of escape?

Yes

16.10 Suitable protection of escape routes?

Yes

16.11 Suitable fire precautions for all inner rooms?

N/A

16.12 Escape routes unobstructed?

Yes

16.13 It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.

Yes

16.14 Periodic inspection of external escape staircases and gangways?

Yes

16.15 Comments and deficiencies observed:

All flats exit to fresh air. Escape from flats that open to the 1st floor walkway is either via the main stairway or ramp at the walkway end; the ramps have an access door which is kept secure on the external side. The main stairway door is secured with a magnetic locking mechanism and is released in the direction of travel with a push pad. It was not possible to ascertain if the door fails safe in the event of a power outage - however a comment from previous FRA states 'All electromagnetic locks (Mag Locks) fail to safe. They require electricity to operate, when electricity is not present AC or DC they will not lock'. The upper 2 walkways are connected to the adjoining block; therefore, escape philosophy is from the flat door, transit walkway to nearest stairway and descend to ground or 1st floor exit. As this is an end block, those flats that exit to a dead end section of walkway have to pass other flat doors and windows. It was not possible to ascertain if windows fronting the walkway are fire rated; however, the brick wall below windows is approximately 1.1 metre high and is 30-minute Fire Resisting. Tenants could stoop below windowsill level on evacuation in the event of a fire. There is no automatic smoke vent system in the enclosed stairway. However, natural louvre vents are fitted on each landing and the doors open direct to the walkways. The access gates to the garage are kept padlocked shut. Escape from the garage is either by the main gates or fire exit doors at either end that are fitted with push bars.

16.16 Recommendation(s):

MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

17.1 It is considered that there is compartmentation of a reasonable standard.[3)]

No

17.2 It is considered that there is reasonable limitation of linings that might promote fire spread.

Yes

17.3 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire

N/A

17.4 Is further assessment of the materials and construction methods used on the external wall system required?

No

17.5 If a refuse chute system is provided, are adequate protective measures provided to prevent the spread of fire and smoke

N/A

17.6 Comments and deficiencies observed:

A PAS 9980:2022 FRAEW was carried out by FRC 01-03-2024 (issued 06 June 2024) that concluded that overall the building represents a positive outcome with no recommended remediations. The protected escape stairway is of open brick/concrete construction with metal exit doors, and metal hand rail. Floors are lined with sheet vinyl and stair treads have non slip nosing. A lift machinery room hatch is kept secure at the top floor landing. No access was gained at the time of assessment. Flat doors open direct to the communal walkways. Flat entrance doors are to FD30 standard. There are no self-closers to any doors. However, all open to fresh air to wide walkways and majority with 2 direction of escape. The doors are all of a similar style, uPVC frame, wood door with composite finish and intumescent letter plates. Entrance door to flats 220, 222 & 228 sampled at the time of assessment. Doors from the stairway protect the enclosed areas from the elements but are not considered fire doors. Walkways are of concrete construction with metal railings and what appears to be laminated side panels for protection from height. Approximate walkway width at narrowest points are between 1000 and 1080mm depending on which floor. The electrical cupboard door opens into the stairway just inside the ground floor entrance/exit. This door was found to be a 47mm fire door, closing to 25mm stops and fitted with intumescent & cold smoke seals. Fire stopping has been undertaken in the Electrical Cupboard - 14/09/2020 and expanding foam has been removed. A response to the previous FRA regarding the Lift Motor room door - Thomas Fowles 12-10-2022: Access to the lift machinery room hatch was not available however it can be assumed that the hatches are not fire rated. An inspection will be held to establish how thick the hatches are and an installation of Lorient seals will be applied where appropriate (some hatches already have these installed). Due to the lift cores being separate from the block, being to open air, and the tenants having multiple means of escape the risk of the area is seen as low. A response from the previous FRA regarding Self closers on dead end doors - Thomas Fowles 13-10-2022: It was confirmed that the doors do not come with self-closers but are deemed suitable for the block. Due to the stay put policy and the communal walkway being to open air the risk associated with the area is low. Retro-fitting self-closers is not a standard practice with composite doors. Self-closers will be fitted when the doors are upgraded in the future.

17.7 Recommendation(s):

73364

Observation

There appears to be a hole passing directly from within flat 230 into the communal area balcony
Recommendation
The hole should be appropriately fire-stopped.

Floor
5th Floor

Location
Flat 230

73364



17.8 Is fire door information provided to residents annually [Reg 10: all flats]?

No

17.9 Are 3-monthly checks conducted on Communal area Fire Doors [Reg 10: >11m]?

No

17.10 Are there records to demonstrate that 3-monthly checks on Communal area Fire Doors [Reg 10: >11m] are being completed and acted upon?

No

17.11 Are annual checks conducted on flat entrance doors [Reg 10: >11m]?

No

17.12 Are there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon?

No

17.13 If the building is fitted with balconies do the materials used for construction, or items being stored on the balconies, give cause for concern regarding fire loading or fire spread?

No

17.14 Comments and deficiencies observed:

See below for sections 17.8 and 17.9-17.12. Balconies were assessed as a positive rating for construction in the FRAEW.

17.15 Recommendation(s):

73347

Observation
No evidence seen that information regarding the importance of fire doors is being provided to residents annually.

Recommendation
That Information regarding the importance of flat doors should be provided to all residents on an annual basis in compliance with Regulation 10 of the Fire Safety (England) Regulations 2022.

Floor
Not Applicable

Location

73348

Observation
No evidence seen that 3 monthly checks on Communal area doors (including self-closing devices) and annual checks on flat entrance doors (including self-closing devices) are being conducted, recorded and acted upon.

Recommendation
Records must be made available to confirm that fire door and flat entrance door checks (including checks on self-closers) are being conducted in compliance with Reg 10 of the Fire Safety (England) Regulations 2022.

Floor
Not Applicable

Location

EMERGENCY ESCAPE LIGHTING

18.1 Reasonable standard of emergency escape lighting system provided? [5)]

No

18.2 Monthly and annual testing routines for emergency escape lighting?

Yes

18.3 Appropriate records of emergency escape lighting tests?

Yes

18.4 Comments and deficiencies observed:

There are lighting units to the stairway that are kept on and bulkhead or overhead lights to the walkways. The emergency lighting log book indicates that emergency lighting is only installed within the garage area, but not the open air walkways or internal staircases. Monthly testing recorded as 12/12/2025.

18.5 Recommendation(s):

73279

Observation
Emergency lighting not installed in the internal escape routes or main circulation areas.

Recommendation
As per previous FRA - Emergency lighting should be installed to cover the internal escape routes, main circulation areas, and external areas where borrowed light is inadequate.

Floor
Multiple Floors

Location
Walkways and Staircase

73280

Observation

No record of annual emergency lighting drain test on-site
Recommendation
Ensure the emergency lighting system has undergone an annual drain test

Floor
Not Applicable

Location

FIRE SAFETY SIGNS AND NOTICES

19.1 Reasonable standard of fire safety signs and notices?

No

19.2 Wayfinder signage displayed?

N/A

19.3 Comments and deficiencies observed:

Portsmouth City Council ‘What to do if a fire starts’ and ‘Be fire safe’ signage displayed in the ground floor entrance notice board. Lift fire safety signs are now displayed on all floors. Dry riser signage was also displayed.

19.4 Recommendation(s):

73300

Observation
Signage requirements not confirmed as adequate for Way finder signage displayed in staircases. Floor level signage was at low level in the staircases and flats were numbered on the external walkways. A reply entry to the type 4 FRA recommendation for wayfinder signage stated - Wayfinding improvements to be carried out.

Recommendation
To assist the fire and rescue service, confirm the date for fitting signage to identify each floor and flats on that level, as the block of flats has a top storey more than 11m above ground level. The floor identification signs and flat indicator signs should be provided are as per Approved Document B: Fire safety, Volume 1 (2019 incorporating the May 2020 amendments).

Floor
Multiple Floors

Location
Main Staircase

MEANS OF GIVING WARNING IN CASE OF FIRE[6)]

20.1 Reasonable manually operated electrical fire alarm system provided?

No

20.2 Automatic fire detection provided throughout building.

No

20.3 Automatic fire detection provided in part of the building.

Yes

20.4 Extent of automatic fire detection generally appropriate for the occupancy and fire risk?

Yes

20.5 Remote transmission of alarm signals?

No

20.6 Evacuation Alert System provided?

No

20.7 Weekly testing and periodic servicing of communal fire detection and alarm system where fitted?

N/A

20.8 Appropriate records of fire alarm tests?

N/A

20.9 Comments and deficiencies observed:

There is no fire detection provided in the communal areas. Individual flats are fitted with hard wired smoke detection inside their entrance hallway or within the stairs (grade D LD3). This was confirmed when flats were sampled. The previous type 4 recommends that further detection should be fitted in lounges and kitchens, however, the current flat detection is as required by purpose built blocks of flats guidance.

20.10 Recommendation(s):

MANUAL FIRE EXTINGUISHING APPLIANCES

21.1 Reasonable provision of portable fire extinguishers?

N/A

21.2 Hose reels provided?

No

21.3 Are all fire extinguishing appliances readily accessible?

N/A

21.4 Annual maintenance of fire extinguishing appliances?

N/A

21.5 Comments and deficiencies observed:

There are no manual fire extinguishing appliances and they are not considered necessary as people with no training should not be expected to use them. No appliances were viewed in the electrical cupboard. The lift motor room was not accessed and so it is not known if a fire extinguisher is in the room.

21.6 Recommendation(s):

73308

Observation
The lift motor room was not accessed and so it is not known if a fire extinguisher is in the room.

Recommendation
Confirm if the lift motor room has a fire extinguisher in the room. If it does confirm it is hung and signed correctly and the date for its annual service.

Floor
7th Floor

Location
Lift Motor Room

RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

22.1 Type of system:

22.2 Comments:

No fixed sprinkler system is installed in the ground floor garage and would not have been expected at the time of build. A response to the previous recommendation to consider installing as part of future works states - Added to planned demand for future planned maintenance scheme project ID 1713.

22.3 Tested/serviced in accordance with manufacturer's instructions?

N/A

22.4 Recommendation(s):

OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

23.1 Rising Main:

Dry Rising Main

23.2 Six-monthly inspection and annual testing of rising mains?

Yes

23.3 Appropriate records of rising main inspection and testing?

No

23.4 Comments:

There is a dry riser main with an inlet external to the main entrance and outlets on the ascending floor landings within the stairway.

23.5 Recommendation(s):

73318

Observation

No record of dry rising main testing and maintenance on-site.
Recommendation
Ensure the dry rising main is routinely tested and maintained as required. Confirm the last annual test date.

Floor
Not Applicable

Location

73318



23.6 Firefighting/Evacuation lifts:

Passenger lift only

23.7 Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.8 Appropriate records of Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.9 Comments:

23.10 Recommendation(s):

23.11 Smoke Ventilation:

N/A

23.12 Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.13 Appropriate records of Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.14 Comments:

23.15 Recommendation(s):

23.16 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc

N/A

23.17 Comments:

23.18 Recommendation(s):

23.19 Confirm that documented ‘monthly routine checks’ of Fire-Fighting Equipment are undertaken; Is there a process for faults to be reported to local FRS and electronic notification once repaired; is consideration given to displaying appropriate notices placed on the fire-fighting equipment when out of use?

Yes

23.20 Comments:

A reply to the type 4 FRA recommendation to provide evidence to show that all systems present are regularly inspected, maintained and serviced stated - Evidence available upon request. Also see 24.20.

23.21 Recommendation(s):

MANAGEMENT OF FIRE SAFETY

PROCEDURES AND ARRANGEMENTS

24.1 Principal Accountable Person/Accountable Person (HRRB) or Responsible Person (<18m)

Portsmouth City Council

24.2 Fire safety is managed by:[8)]

Portsmouth City Council

24.3 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

Yes

24.4 Comments:

Head of Building Maintenance.

24.5 Recommendation(s):

24.6 Is there a suitable record of the fire safety arrangements?

Yes

24.7 Comments:

Portsmouth City Council has implemented a Fire Safety Policy (document originated, 2008, reviewed January 2018) which includes: Statutory requirements; responsibilities and structure; general requirements and training.

24.8 Recommendations:

24.9 Is there more than one Responsible Person for this premises?

No

24.10 If more than one Responsible Person, has relevant information, including fire safety arrangements and fire risk assessments for each part of the premises been shared

N/A

24.11 Comments:

24.12 Recommendation(s):

24.13 Appropriate fire procedures in place?

Yes

24.14 More especially...are procedures in the event of fire appropriate and properly documented

Yes

24.15 ...are there suitable arrangements for summoning the fire and rescue service?

Yes

24.16 ...are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?

N/A

24.17 ...are there suitable arrangements for ensuring that the premises have been evacuated?

N/A

24.18 ...is there a suitable fire assembly point(s)?

Yes

24.19 ...are there adequate procedures for evacuation of any disabled people who are likely to be present?

No

24.20 Comments:

The building would have been expected to be designed and constructed to suit a stay put evacuation strategy and one is in place. As this is a general needs block of flats residents would be expected to raise the alarm and contact the emergency services. The assessor was not made aware of any vulnerable persons present in the block; It was noted that a secure information box (SIB) had been provided (wrong key), see recommendation. Also see 24.38.

24.21 Recommendation(s):

73332

Observation
No access gained to Secure Information Box (SIB) to confirm PEEPs for FRS.

Recommendation
Confirm the SIB has any relevant PEEPs in place for the FRS.

Floor
Not Applicable

Location

24.22 Persons nominated and trained to use fire extinguishing appliances?

N/A

24.23 Comments:

24.24 Recommendation(s):

24.25 Persons nominated and trained to assist with evacuation, including evacuation of disabled people?

N/A

24.26 Comments:

24.27 Recommendation(s):

24.28 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?

Yes

24.29 Comments:

This would be arranged via PCC as required.

24.30 Recommendation(s):

24.31 HRRB – Has a Secure Information Box been provided that contains relevant information i.a.w Fire Safety (England) Regulations 2022 [Reg 4: >18m]?

Yes

24.32 HRRB – Are there arrangements to keep the Secure Information Box up to date - has relevant information also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022?

Yes

24.33 Comments:

See section 24.20, also see below. It was noted that a secure information box (SIB) had been provided (wrong key).

24.34 Recommendation(s):

24.35 Has information on fire procedures been disseminated to residents [Reg 9: all residential buildings with common parts]?

Yes

24.36 Is fire safety information disseminated to residents every 12 months [Reg 9: all residential buildings with common parts]?

Yes

24.37 Comments:

'Be Fire safe' and 'what to do in event of a fire' posters are displayed in the communal notice boards. Leaflets giving the same information are given to new residents when they sign up for new property.'

24.38 Recommendation(s):

24.39 Routine in house inspections of fire precautions (e.g. in the course of health and safety inspections)?

Yes

24.40 Comments:

Estate service officers carry out regular block checks which are recorded electronically on their demand sheets, these checks include but are not limited to, communal areas, communal doors and fire precautions.

24.41 Recommendation(s):

TRAINING AND DRILLS

25.1 When the employees of another employer work in the premises, is their employer given appropriate information (e.g. on fire risks and general fire precautions)?

N/A

25.2 When the employees of another employer work in the premises, is it ensured that the employees are provided with adequate instructions and information?

N/A

25.3 Comments:

25.4 Recommendation(s):

25.5 Are all staff given adequate fire safety instruction and training on induction?

N/A

25.6 Comments:

25.7 Are all staff given adequate periodic refresher training at suitable intervals?

N/A

25.8 Comments:

25.9 Does all staff training provide information, instruction or training on fire risks in the premises?

N/A

25.10 Does all staff training provide information, instruction or training on the fire safety measures in the building?

N/A

25.11 Does all staff training provide information, instruction or training on action in the event of fire?

N/A

25.12 Does all staff training provide information, instruction or training on action on hearing the fire alarm signal?

N/A

25.13 Does all staff training provide information, instruction or training on the method of operation of manual call points?

N/A

25.14 Does all staff training provide information, instruction or training on the location and use of fire extinguishers?

N/A

25.15 Does all staff training provide information, instruction or training on means for summoning the fire and rescue service?

N/A

25.16 Does all staff training provide information, instruction or training on the identity of persons nominated to assist with evacuation?

N/A

25.17 Does all staff training provide information, instruction or training on the identity of persons nominated to use fire extinguishing appliances?

N/A

25.18 Appropriate records of fire training?

N/A

25.19 Comments:

25.20 Recommendation(s):

25.21 Are staff with special responsibilities (e.g. fire wardens) given additional training?

N/A

25.22 Comments:

25.23 Are fire drills carried out at appropriate intervals?

N/A

25.24 Appropriate records of fire drills?

N/A

25.25 Comments:

25.26 Recommendation(s):

FIRE RISK ASSESSMENT:

26.1 Potential Consequences

Slight

26.2 Likelihood of Fire

Medium

RISK ASSESSMENT MATRIX

The following risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is as indicated in the left hand column of the table.

	Potential Consequences of Fire		
	Slight harm	**Moderate harm**	**Extreme harm**
LOW	Trivial risk	Tolerable risk	Moderate risk
MEDIUM	Tolerable risk	Moderate risk	Substantial risk
HIGH	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the likelihood of fire is as indicated above. Taking into account the nature of the building and the occupants as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of a fire would be as indicated above. These in combination result in an overall assessment of the risk to fire life safety for this building at the time of this assessment as indicated below.

Tolerable

This risk can be reduced by addressing the key issues.

PRIORITY DEFINITIONS

Priority 1 - Breach of legislation, having the potential for serious injury to relevant persons.

Priority 2 - Breach of legislation, but not considered to constitute a serious threat to relevant persons.

Priority 3 - Bad practice, but unlikely to constitute a serious threat to relevant persons.

Timescale A - Immediately, or as soon as reasonably practicable. In the case of items that require capital work, steps should be taken as soon as reasonably practicable to progress the work.

Timescale B - Short term. In the case of items that require capital expenditure, steps should be taken in the short term to progress the work.

Timescale C - Medium term.

Timescale D - Long term (e.g. at time of upgrade refurbishment).

Footnotes

1) Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month indicated.

2) Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

3) Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

4) A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

5) Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

6) Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

7) Relevant to life safety and this risk assessment (as opposed purely to property protection).

8) This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

KEY FINDINGS AND RECOMMENDATIONS

The key issues and outcomes as a result of this assessment are:

157429 - 7.10 - Not Allocated

Observation:

A water leak is occurring in the electrical intake room that may affect electrical installations in the future
Recommendation:
Ensure the water leak is remediated to prevent damage to the electrical systems
(2 B)

Floor: Location:

157430 - 9.5 - Not Allocated

Observation:

It was noted that residents are storing combustible items on balconies to the rear.
Recommendation:
Remind residents not to store combustibles on private balconies, to prevent the potential spread of fire externally.
(2 B)

Floor: Location:

157431 - 9.5 - Not Allocated

Observation:

Evidence of unwanted access was present in the small area between the block foyer, electrical cupboard and the car park. It appeared that illegal activities may have been taking place there previously, with toileting also noted in this area.
Recommendation:
Ensure this area is secure against unwanted access and monitor for illegal activities.
(2 B)

Floor: Location:

157432 - 15.3 - Not Allocated

Observation:

Scaffolding is covering a large section of the premises.
Recommendation:
Management should ensure that an FRA for the scaffolding and works has been obtained and that all measures to prevent external spread of flame are being taken to protect the premises and residents.
(2 B)

Floor: Location:

157441 - 17.7 - Not Allocated

Observation:

There appears to be a hole passing directly from within flat 230 into the communal area balcony
Recommendation:
The hole should be appropriately fire-stopped.
(2 B)

Floor: Location:

157439 - 17.15 - Not Allocated

Observation:
No evidence seen that information regarding the importance of fire doors is being provided to residents annually.

Recommendation:
That Information regarding the importance of flat doors should be provided to all residents on an annual basis in compliance with Regulation 10 of the Fire Safety (England) Regulations 2022. (2 B)

Floor: Location:

157440 - 17.15 - Not Allocated

Observation:
No evidence seen that 3 monthly checks on Communal area doors (including self-closing devices) and annual checks on flat entrance doors (including self-closing devices) are being conducted, recorded and acted upon.

Recommendation:
Records must be made available to confirm that fire door and flat entrance door checks (including checks on self-closers) are being conducted in compliance with Reg 10 of the Fire Safety (England) Regulations 2022. (2 B)

Floor: Location:

157433 - 18.5 - Not Allocated

Observation:
Emergency lighting not installed in the internal escape routes or main circulation areas.

Recommendation:
As per previous FRA - Emergency lighting should be installed to cover the internal escape routes, main circulation areas, and external areas where borrowed light is inadequate. (2 B)

Floor: Location:

157434 - 18.5 - Not Allocated

Observation:

No record of annual emergency lighting drain test on-site
Recommendation:
Ensure the emergency lighting system has undergone an annual drain test
(2 B)

Floor: Location:

157435 - 19.4 - Not Allocated

Observation:
Signage requirements not confirmed as adequate for Way finder signage displayed in staircases. Floor level signage was at low level in the staircases and flats were numbered on the external walkways. A reply entry to the type 4 FRA recommendation for wayfinder signage stated - Wayfinding improvements to be carried out.

Recommendation:
To assist the fire and rescue service, confirm the date for fitting signage to identify each floor and flats on that level, as the block of flats has a top storey more than 11m above ground level. The floor identification signs and flat indicator signs should be provided are as per Approved Document B: Fire safety, Volume 1 (2019 incorporating the May 2020 amendments). (2 B)

Floor: Location:

157436 - 21.6 - Not Allocated

Observation:
The lift motor room was not accessed and so it is not known if a fire extinguisher is in the room.

Recommendation:
Confirm if the lift motor room has a fire extinguisher in the room. If it does confirm it is hung and signed correctly and the date for its annual service. (2 B)

Floor: Location:

157437 - 23.5 - Not Allocated

Observation:

No record of dry rising main testing and maintenance on-site.
Recommendation:
Ensure the dry rising main is routinely tested and maintained as required. Confirm the last annual test date.
(2 B)

Floor: Location:

157438 - 24.21 - Not Allocated

Observation:
No access gained to Secure Information Box (SIB) to confirm PEEPs for FRS.

Recommendation:
Confirm the SIB has any relevant PEEPs in place for the FRS. (2 B)

Floor: **Location:**

PHOTO GALLERY



Evidence of illegal activities

End of the Fire Risk Assessment. The following section is purely management information.

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FORUM NOTES (notes added subsequent to the report being issued)

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Fire Risk Assessment

Block C 128-182 Evens Grafton Street

Buckland

Portsmouth

Hampshire

PO2 7LN



Commissioned By or Client:	Portsmouth City Council
Assessor:	Luke Snoswell
Date of fire risk assessment:	2026-01-12
Date of previous fire risk assessment:	2025-02-06
Frequency of assessment (months):	11
Suggested date for reassessment: [1)]	2027-01-28
Person(s) consulted:	Jan Thomas - PCC
Report Reference Number:	24-28143
Signed Off By:	Andrew Snow-03-02-2026

Produced by ENSURE Safety And Compliance, a BAFE SP205 certificated company (Registration Number: SSAIB-HAMP135) . A Certificate of Conformance for this report can be provided on request.

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SCOPE AND PURPOSE OF ASSESSMENT

The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with the respective fire safety legislation. The report does not address the risk to property or business continuity from fire.

The report is not an assurance against risk and is based on the best judgement of the assessor. The report may contain detail that relies on information provided by others and no liability is accepted for the accuracy of such information. Should the property be altered in any way, or the operations within it change, it is recommended that the risk assessment is reviewed and updated accordingly as this report will no longer be valid.

Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month as indicated at 1). Once the FRA is beyond this calendar month, it is no longer valid. If any areas of the building were inaccessible at the time of the assessment, it is recommended that these areas are assessed for risk as soon as possible, and that the FRA is reviewed and updated with regard to the findings of this investigation.

Unless specified, this report will not include destructive or intrusive testing to assess the construction, overarching structure and make up of any external wall systems, abutments, or balconies.

Unless specified, the appropriateness of active and passive fire precautions, such as compartmentation, the means of escape, the fire detection and alarm system, emergency lighting, firefighting equipment, including dry risers will be assessed on a visual basis and will consider any information provided by the Responsible Person regarding maintenance and testing. The conduct of the FRA will not include a full system and 'cause and effect' test of these areas. That will be for the Competent Persons and contractors who install and maintain this equipment to provide.

EXECUTIVE SUMMARY

Overall Risk

Tolerable

Evacuation strategy for this property at time of assessment

Stay Put.

Suitability of evacuation strategy

The current evacuation strategy is considered appropriate.

STATUS OF RECOMMENDATIONS

Priority	Total	Completed	In Date	Overdue	PM
P1	0	0	0	0	0
P2	12	0	0	0	0
P3	1	0	0	0	0

(As of: 18-02-2026)

GENERAL INFORMATION

THE PREMISES

1.1 Number of floors:

7

1.2 Brief details of construction:

A 7-storey building of reinforced concrete frame construction with brick walls, concrete floors, aluminium framed window units under a mono pitched slate roof. The ground floor consists of an open plan garage block that has secure gates for access. All flats are accessed from 1 of 3 open air walkways to the front elevations. One of the walkways is at 1st floor level and the other 2 appear to be at floors 4 & 5. The walkways are of concrete construction with metal rails and laminated infill panels. From the walkways some flats are on that level whilst others have internal stairs to either the floor below or above. There is an enclosed stairway and passenger lift that links each walkway. At 1st floor level there is a secure ramp to ground level; the upper 2 walkways are linked to the adjoining blocks. Refer to Section 16 for update. When viewed from ground level some flats at the rear have individual brick/concrete balconies. Refuse bins are stored externally at the front; circa 1975. Within the ground floor garage area, a section has been provided to the 'Moving on project Portsmouth' charity, and is used as furniture store for the charity shop in 27- 29 Kingston Road Buckland Portsmouth.

1.3 Description and use:

Block C 128-182 Grafton Street consists of 8 × 1 bedroom and 20 × 2-bedroom general needs flats. Occupancy assumes 2 adults per 1 bedroom flat and 2 adults plus 2 young person each 2-bedroom flat. This FRA includes the whole garage that extends below blocks C & D Grafton Street.

1.4 Height of uppermost accommodation storey (m)

>18m<30m

1.5 Adequate maintenance of premises?

Yes

1.6 Comments and deficiencies observed

Premises appeared to be in an adequate state of repair.

1.7 Recommendation(s)

THE OCCUPANTS

2.1 Approximate maximum No:

96

2.2 Approximate number of employees at any one time:

1 - Site Cleaner

2.3 Maximum number of members of public at any one time:

Unknown

OCCUPANTS ESPECIALLY AT RISK FROM FIRE

3.1 Sleeping occupants:

96

3.2 Disabled occupants:

0

3.3 Occupants in remote areas and lone workers:

1 - Site Cleaner

3.4 Young persons:

40

3.5 Others:

56

FIRE LOSS EXPERIENCE

4.1 FIRE LOSS EXPERIENCE give details of previous incidents

There is no known fire loss since the previous fire risk assessment (FRA).

OTHER RELEVANT INFORMATION

5.1 OTHER RELEVANT INFORMATION that may affect fire risk management

A type 1 non-destructive fire risk assessment was carried out, the assessor had access to the communal areas and a sampling of flats. This report is the 2nd Ensure FRA, post a type 4 FRA that was conducted by Keystone Fire Safety LTD 19-22/02/2024. Ensure carried out type 1 FRA's prior to the type 4 FRA being undertaken. A PAS 9980:2022 FRAEW was carried out by FRC 01/03/2024 (issued 06-06-2024) that concluded that overall the building represents a positive outcome with no recommended remediations. A spread sheet for works from the type 4 FRA was also provided by PCC. There was also some information provided in the pre-FRA questionnaire. Any recommendation responses from the previous FRA and spread sheet are reflected in the relevant section as appropriate. There are no staff based on site. The suggested date for reassessment of this FRA has been defined annually by PCC based on their assessment of the risk associated with the type of building and occupancy. Access was gained via trades entry and keys were provided by Estate warden for cupboards. Keys were provided by Estate Services staff based at the BuildingSafety@portsmouthcc.gov.uk and keys picked up from the Buckland Housing Office.

5.2 Reference Documentation Applied

MHCLG Fire safety in purpose-built blocks of flats

5.3 Inaccessible Areas

Loft Space / Lift Motor Room - No safe access.

RELEVANT FIRE SAFETY LEGISLATION

6.1 The following fire safety legislation applies to these premises:

Regulatory Reform (Fire Safety) Order 2005 (incorporating Fire Safety Act 2021 & Fire Safety (England) Regulations 2022).

6.2 The above legislation is enforced by:

Hampshire and Isle of Wight Fire and Rescue Service.

6.3 Other legislation that makes significant requirements for fire precautions in these premises(other than the Building Regulations 2000):

Housing Act 2004 (Housing Health and Safety Rating System).

6.4 The legislation to which 6.3 makes reference is enforced by:

Local Authority - Portsmouth City Council.

6.5 Comments:

FIRE HAZARDS AND THEIR ELIMINATION OR CONTROL

ELECTRICAL SOURCES OF IGNITION

7.1 Reasonable measures taken to prevent fires of electrical origin?

Yes

7.2 Fixed installation periodically inspected and tested?

Yes

7.3 Please give date of last inspection

13-07-2021

7.4 Portable appliance testing carried out?

No

7.5 Suitable policy regarding the use of personal electrical appliances in communal areas?

N/A

7.6 Suitable limitation of trailing leads and adapters?

N/A

7.7 Is there evidence (externally or internally) of electrical charging of electric vehicles, mobility scooters or other battery powered mobility items?

Yes

7.8 If solar panels are fitted to the building is there a clearly labelled isolation switch (state location in Comments section)?

N/A

7.9 Comments and hazards observed

The main electrical installation is housed in a locked cupboard inside the main ground floor entrance. The last fixed electrical inspection/test (as per test labels displayed) was completed 04/2016 with next test due in 2021, however the pre FRA questionnaire indicated the last test date was 12/04/2021, updated by [redacted] on 20-07-2022 and a response from the previous FRA states - [redacted] 05-10-2022: EICR last completed 04/05/2021 on job 1019888. Electrical 440v warning signage is displayed on the cupboard door. There are no communal electrical sockets. A response from the previous FRA regarding the storage of mobility scooters in the communal areas states - [redacted] 27-09-2022: The storage of mobility scooters outside of properties in Estella and Grafton is common practise, revised by our inhouse surveying team, we provide external charge and points and in some cases locks for them and they do not obstruct the walkway. No mobility scooters being charged observed in the communal area at the time of visit.

7.10 Recommendation(s):

73255

Observation

CCTV equipment did not appear to be tested under PAT
Recommendation
Ensure the CCTV equipment is tested under PAT

Floor
Ground Floor

Location
CCTV room

73255



SMOKING

8.1 Reasonable measures taken to prevent fires as a result of smoking?

Yes

8.2 Smoking prohibited in the building?

No

8.3 Smoking prohibited in appropriate areas?

Yes

8.4 Suitable arrangements for those who wish to smoke?

Yes

8.5 This policy appeared to be observed at time of inspection?

Yes

8.6 Comments and hazards observed:

Residents are permitted to smoke only within their own flats, but not in communal areas. No-Smoking signage is displayed in communal areas. There was no evidence of non-compliance with the no smoking policy in communal areas.

8.7 Recommendation(s):

ARSON

9.1 Does basic security against arson by outsiders appear reasonable?[2)]

Yes

9.2 Is there an absence of unnecessary fire load in close proximity to the premises or available for ignition by outsiders?

Yes

9.3 Routine checks of final exit doors and/or security fastenings?

Yes

9.4 Comments and hazards observed:

The main entrance to the block and 1st floor walkway ramp access doors are kept secure. Access is by fob for residents and call point for visitors. A fire fighters over ride switch is provided. Refuse chutes and store are no longer used. Refuse bins are stored externally at the front. There is CCTV surveillance externally.

9.5 Recommendation(s):

73267

Observation

It was noted that residents are storing combustible items on balconies to the rear.
Recommendation
Remind residents not to store combustibles on private balconies, to prevent the potential spread of fire externally.

Floor
Multiple Floors

Location
Rear balconies

73267



PORTABLE HEATERS, HEATING INSTALLATIONS AND COOKING

10.1 Is the use of portable heaters avoided as far as practicable?

Yes

10.2 If portable heaters are used, are the more hazardous types (e.g. radiant bar fires or lpg appliances) avoided?

N/A

10.3 If portable heaters are used, are suitable measures taken to minimize the hazard of ignition of combustible materials?

N/A

10.4 Are fixed heating installations subject to regular maintenance?

N/A

10.5 Comments and hazards observed:

There is no heating system in the communal stairway and all other communal areas are open air.

10.6 Recommendation(s):

10.7 **COOKING**

No

10.8 Are reasonable measures taken to prevent fires as a result of cooking?

N/A

10.9 Filters changed and ductwork cleaned regularly?

N/A

10.10 Suitable extinguishing appliances available?

N/A

10.11 Comments and hazards observed:

There are no communal cooking facilities.

10.12 Recommendation(s):

LIGHTNING

11.1 Does the building have a lightning protection system?

Yes

11.2 Annual inspection and test of lightning protection system?

Yes

11.3 Comments and deficiencies observed:

Lightning conductor tapes are fitted to the external side of the stairway/lift shaft structure. Lightning Protection system tested - 01/2026.

11.4 Recommendation(s):

HOUSEKEEPING

12.1 Is the standard of housekeeping adequate?

No

12.2 Combustible materials appear to be separated from ignition sources?

Yes

12.3 Avoidance of unnecessary accumulation of combustible materials or waste?

No

12.4 Appropriate storage of hazardous materials?

No

12.5 Avoidance of inappropriate storage of combustible materials?

No

12.6 Are individual external balconies provided?

Yes

12.7 If furniture is provided in communal areas, does it display evidence of being appropriately fire resisting

Yes

12.8 Comments and hazards observed:

At the time of assessment, the communal stairway and external walkways were generally clear of combustible materials and obstructions. Occasional items are stored immediately outside some flat entrance doors and some tenants have installed small sections of fencing. Mobility scooters were also observed outside some flats. Upper floor flats have individual storage sheds which are kept locked. There are individual concrete balconies to certain flats at the rear. From ground level some of these seemed to be used for storage and drying laundry. The ground level garage has individual parking bays that are secured with metal gates. It is understood that the garages can be leased by outsiders and not just tenants within the block. Although the main garage thoroughfare was clear of obstructions; it was noted several bays are used for mixed storage and not just for parking vehicles. See section 23 regarding sprinkler system considerations. Although there are limited sources of ignition within, and floors are of concrete construction; lighted materials could be posted through the breeze block walls by an opportunist arsonist. Response from PCC following previous FRA states 'Mobility scooters and plant pots have historically been tolerated on the podium level communal balconies. Residents have previously been informed about not storing or using flammable items or BBQ on personal balconies. PCC regularly check the underground parking cages and asked those who lease the cages to remove any inappropriate items. Cage licences can be removed with 7 days notice in order to ensure they are safe'. Since the previous FRA, a section of the ground level garages has been given to the charity 'Moving on Project Portsmouth', fire detection has been provided in the area, and as fire separation between the car park and flats above is 60 minute, so the fire detection does not have to be linked, items of furniture sampled complied with Furniture and Furnishings (Fire Safety) Regulations 1988/1989, 1993 and 2010, and all exit routes were kept clear of obstruction.

12.9 Recommendation(s):

HAZARDS INTRODUCED BY OUTSIDE CONTRACTORS AND BUILDING WORKS

13.1 Are fire safety conditions imposed on outside contractors?

Yes

13.2 Is there satisfactory control over works carried out in the building by outside contractors (including hot work permits)?

Yes

13.3 If there are in house maintenance personnel, are suitable precautions taken during hot work, including use of hot work permits?

Yes

13.4 Comments:

Portsmouth City Council will only use accredited and/or approved contractors for maintenance or small work projects. Whenever 'construction/maintenance works' are carried out on a site that involve fire or generate fire/sparks/intense heat (commonly known as 'hot works'), appropriate management controls to eliminate/reduce the risk of an uncontrolled/unwanted fire are put in place. Control measures will be identified through the 'work activity' risk assessment process if the work is undertaken by council employees and should involve the completion of a 'hot works permit' as part of a site-specific permit to work system. Where the work is being completed by a contractor, the site management team will ensure they have a similar system in place, that affords at least the same level of safety (or they comply with the requirements of the council's site-specific permit to work system).

13.5 Recommendation(s):

DANGEROUS SUBSTANCES

14.1 If dangerous substances are, or could be, used, has a risk assessment been carried out, as required by the Dangerous Substances and Explosive Atmospheres Regulations 2002?

N/A

14.2 Comments:

14.3 Recommendation(s):

OTHER SIGNIFICANT FIRE HAZARDS THAT WARRANT CONSIDERATION INCLUDING PROCESS HAZARDS THAT IMPACT ON GENERAL FIRE PRECAUTIONS

15.1 Hazards:

N/A

15.2 Comments and deficiencies observed:

15.3 Recommendation(s)

MEANS OF ESCAPE FROM FIRE

16.1 It is considered that the building is provided with reasonable means of escape in case of fire.

Yes

16.2 Adequate design of escape routes?

Yes

16.3 Adequate provision of exits?

Yes

16.4 Exits easily and immediately openable where necessary?

Yes

16.5 Fire exits open in direction of escape where necessary?

Yes

16.6 Avoidance of sliding or revolving doors as fire exits where necessary?

Yes

16.7 Satisfactory means for securing exits?

Yes

16.8 Reasonable distances of travel where there is a single direction of travel?

Yes

16.9 Reasonable distances of travel where there are alternative means of escape?

Yes

16.10 Suitable protection of escape routes?

Yes

16.11 Suitable fire precautions for all inner rooms?

N/A

16.12 Escape routes unobstructed?

Yes

16.13 It is considered that the building is provided with reasonable arrangements for means of escape for disabled people.

Yes

16.14 Periodic inspection of external escape staircases and gangways?

N/A

16.15 Comments and deficiencies observed:

All flats exit to fresh air. Escape from flats that open to the 1st floor walkway is either via the main stairway or ramp at the walkway end; the ramps have an access door which is kept secure on the external side. The main stairway door is secured with a magnetic locking mechanism and is released in the direction of travel with a push pad. It was not possible to ascertain if the door fails safe in the event of a power outage - – however, comment from previous FRA states - All electromagnetic locks (Mag Locks) fail to safe. They require electricity to operate, when electricity is not present AC or DC they will not lock. The upper 2 walkways are connected to the adjoining block; therefore, escape philosophy is from the flat door, transit walkway to nearest stairway and descend to ground or 1st floor exit. There is no automatic smoke vent system in the enclosed stairway. However, natural louvre vents are fitted on each landing and the doors open direct to the walkways. The access gates to the garage are kept padlocked shut. Escape from the garage is either by the main gates or fire exit doors at either end that are fitted with push bars. One exit leads to the lower level in Block D and the other Block B garage. As stated in the previous FRA there is an extended travel distance between exits (greater than 45m); this is because the overall floor area extends below both blocks C & D. Approximate distances 57m from gate to block B exit and 67m in the other direction. There was no response to the previous recommendation to reduce the travel distances as quoted in table 2 approved document B prior to future use. At the time of assessment, storage in the garage was high then the other blocks due to the storage of furniture from Moving On Project Portsmouth, see Section 12 - Response from previous FRA states - PCC Planned works as quoted below to mitigate travel distances in garages. "As part of future planned works and in line with NFCC recommendations, consider installing a sprinkler system in the ground floor garages"

16.16 Recommendation(s):

MEASURES TO LIMIT FIRE SPREAD AND DEVELOPMENT

17.1 It is considered that there is compartmentation of a reasonable standard.[3)]

No

17.2 It is considered that there is reasonable limitation of linings that might promote fire spread.

Yes

17.3 As far as can reasonably be ascertained, fire dampers are provided as necessary to protect critical means of escape against passage of fire, smoke and combustion products in the early stages of a fire

N/A

17.4 Is further assessment of the materials and construction methods used on the external wall system required?

No

17.5 If a refuse chute system is provided, are adequate protective measures provided to prevent the spread of fire and smoke

N/A

17.6 Comments and deficiencies observed:

A PAS 9980:2022 FRAEW was carried out by FRC 01-03-2024 (issued 06 June 2024) that concluded that overall the building represents a positive outcome with no recommended remediations. The protected escape stairway is of open brick/concrete construction with metal exit doors, and metal hand rail. Floors are lined with sheet vinyl and stair treads have non slip nosing. A lift machinery room hatch is kept secure at the top floor landing. No access was gained at the time of assessment. Flat doors open direct to the communal walkways. Flat entrance doors are to FD30 standard. There are no self-closers to any doors. However, all open to fresh air to wide walkways and majority with 2 direction of escape. The doors are all of a similar style, uPVC frame, wood door with composite finish and intumescent letter plates. Entrance doors to flats 138, 140 & 148 were sampled at the time of assessment. Doors from the stairway protect the enclosed areas from the elements but are not considered fire doors. Walkways are of concrete construction with metal railings and what appears to be laminated side panels for protection from height. Approximate walkway width at narrowest points are between 1000 and 1080mm depending on which floor. The electrical cupboard door opens into the stairway just inside the ground floor entrance/exit. This door was found to be a 47mm fire door, closing to 25mm stops and fitted with intumescent & cold smoke seals. Fire stopping has been undertaken in the Electrical Cupboard - 14/09/2020 and expanding foam has been removed. A response to the previous FRA regarding the Lift Motor room door - Thomas Fowles 12-10-2022: Access to the lift machinery room hatch was not available however it can be assumed that the hatches are not fire rated. An inspection will be held to establish how thick the hatches are and an installation of Lorient seals will be applied where appropriate (some hatches already have these installed). Due to the lift cores being separate from the block, being to open air, and the tenants having multiple means of escape the risk of the area is seen as low. A response from the previous FRA regarding Self closers on dead end doors - Thomas Fowles 13-10-2022: It was confirmed that the doors do not come with self-closers but are deemed suitable for the block. Due to the stay put policy and the communal walkway being to open air the risk associated with the area is low. Retro-fitting self-closers is not a standard practice with composite doors. Self-closers will be fitted when the doors are upgraded in the future.

17.7 Recommendation(s):

73338

Observation

Non-fire stopped penetrations were found in the electrical intake cupboard.
Recommendation
Penetrations should be appropriately fire stopped

Floor
Ground Floor

Location
Electrical intake cupboard

73361

Observation

Penetrations leading from the CCTV room through to the ground entrance foyer are not fire stopped.
Penetrations within the room are also not fire stopped.
Recommendation
Penetrations require appropriate fire stopping

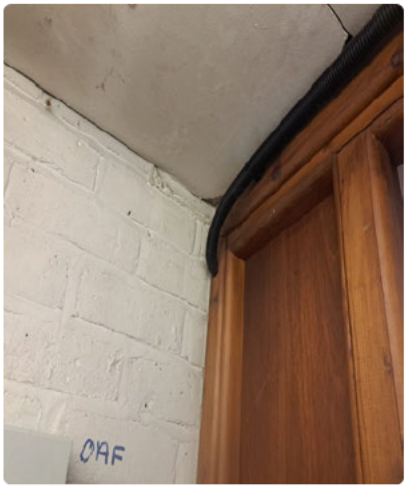
Floor
Ground Floor

Location
CCTV room

73338



73361



17.8 Is fire door information provided to residents annually [Reg 10: all flats]?

No

17.9 Are 3-monthly checks conducted on Communal area Fire Doors [Reg 10: >11m]?

No

17.10 Are there records to demonstrate that 3-monthly checks on Communal area Fire Doors [Reg 10: >11m] are being completed and acted upon?

No

17.11 Are annual checks conducted on flat entrance doors [Reg 10: >11m]?

No

17.12 Are there records to demonstrate that best endeavours of annual checks on flat entrance doors [Reg 10: >11m] are being completed and acted upon?

No

17.13 If the building is fitted with balconies do the materials used for construction, or items being stored on the balconies, give cause for concern regarding fire loading or fire spread?

No

17.14 Comments and deficiencies observed:

See below for sections 17.8 and 17.9-17.12. Balconies were assessed as a positive rating for construction in the FRAEW.

17.15 Recommendation(s):

73345

Observation
No evidence seen that information regarding the importance of fire doors is being provided to residents annually.

Recommendation
That Information regarding the importance of flat doors should be provided to all residents on an annual basis in compliance with Regulation 10 of the Fire Safety (England) Regulations 2022.

Floor
Not Applicable

Location

73346

Observation
No evidence seen that 3 monthly checks on Communal area doors (including self-closing devices) and annual checks on flat entrance doors (including self-closing devices) are being conducted, recorded and acted upon.

Recommendation
Records must be made available to confirm that fire door and flat entrance door checks (including checks on self-closers) are being conducted in compliance with Reg 10 of the Fire Safety (England) Regulations 2022.

Floor
Not Applicable

Location

EMERGENCY ESCAPE LIGHTING

18.1 Reasonable standard of emergency escape lighting system provided? [5)]

No

18.2 Monthly and annual testing routines for emergency escape lighting?

Yes

18.3 Appropriate records of emergency escape lighting tests?

Yes

18.4 Comments and deficiencies observed:

There are lighting units to the stairway that are kept on and bulkhead or overhead lights to the walkways. The emergency lighting log book indicates that emergency lighting is only installed within the garage area, but not the open air walkways or internal staircases. Monthly testing recorded as 12/12/2025.

18.5 Recommendation(s):

73277

Observation
Emergency lighting not installed in the internal escape routes or main circulation areas.

Recommendation
As per previous FRA - Emergency lighting should be installed to cover the internal escape routes, main circulation areas, and external areas where borrowed light is inadequate.

Floor
Multiple Floors

Location
Walkways and Staircase

73278

Observation

No record of annual emergency lighting drain test on-site
Recommendation
Ensure the emergency lighting system has undergone an annual drain test

Floor
Not Applicable

Location

FIRE SAFETY SIGNS AND NOTICES

19.1 Reasonable standard of fire safety signs and notices?

No

19.2 Wayfinder signage displayed?

N/A

19.3 Comments and deficiencies observed:

Portsmouth City Council 'What to do if a fire starts' and 'Be fire safe' signage displayed in the ground floor entrance notice board. Lift fire safety signs are now displayed on all floors. Dry riser signage was also displayed.

19.4 Recommendation(s):

73301

Observation
Signage requirements not confirmed as adequate for Way finder signage displayed in staircases. Floor level signage was at low level in the staircases and flats were numbered on the external walkways. A reply entry to the type 4 FRA recommendation for wayfinder signage stated - Wayfinding improvements to be carried out.

Recommendation
To assist the fire and rescue service, confirm the date for fitting signage to identify each floor and flats on that level, as the block of flats has a top storey more than 11m above ground level. The floor identification signs and flat indicator signs should be provided are as per Approved Document B: Fire safety, Volume 1 (2019 incorporating the May 2020 amendments).

Floor
Multiple Floors

Location
Main Staircase

MEANS OF GIVING WARNING IN CASE OF FIRE[6)]

20.1 Reasonable manually operated electrical fire alarm system provided?

No

20.2 Automatic fire detection provided throughout building.

No

20.3 Automatic fire detection provided in part of the building.

Yes

20.4 Extent of automatic fire detection generally appropriate for the occupancy and fire risk?

Yes

20.5 Remote transmission of alarm signals?

N/A

20.6 Evacuation Alert System provided?

N/A

20.7 Weekly testing and periodic servicing of communal fire detection and alarm system where fitted?

N/A

20.8 Appropriate records of fire alarm tests?

N/A

20.9 Comments and deficiencies observed:

Individual flats are fitted with hard wired smoke detection inside their entrance hallway or within the stairs (grade D LD3). This was confirmed when flats were sampled. The previous type 4 recommends that further detection should be fitted in lounges and kitchens, however, the current flat detection is as required by purpose built blocks of flats guidance. Smoke detection has been provided in the garage area to cover the Moving On Project Portsmouth charity area. The system is no linked into the flats above due to the 60 minute compartmentation between the garage and flats.

20.10 Recommendation(s):

73306

Observation
No test records fire alarm test records could be found on site, and the pre FRA questionnaire was not up to date.

Recommendation
Confirm that periodic inspection and testing of the communal fire alarm are carried out.

Floor
Ground Floor

Location
Garage Area

MANUAL FIRE EXTINGUISHING APPLIANCES

21.1 Reasonable provision of portable fire extinguishers?

N/A

21.2 Hose reels provided?

N/A

21.3 Are all fire extinguishing appliances readily accessible?

N/A

21.4 Annual maintenance of fire extinguishing appliances?

N/A

21.5 Comments and deficiencies observed:

There are no manual fire extinguishing appliances and they are not considered necessary as people with no training should not be expected to use them. No appliances were viewed in the electrical cupboard. The lift motor room was not accessed and so it is not known if a fire extinguisher is in the room.

21.6 Recommendation(s):

73307

Observation
The lift motor room was not accessed and so it is not known if a fire extinguisher is in the room.

Recommendation
Confirm if the lift motor room has a fire extinguisher in the room. If it does confirm it is hung and signed correctly and the date for its annual service.

Floor
7th Floor

Location
Lift Motor Room

RELEVANT AUTOMATIC FIRE EXTINGUISHING SYSTEMS

22.1 Type of system:

22.2 Comments:

No fixed sprinkler system is installed in the ground floor garage and would not have been expected at the time of build. A response to the previous recommendation to consider installing as part of future works states - Added to planned demand for future planned maintenance scheme project ID 1713

22.3 Tested/serviced in accordance with manufacturer's instructions?

N/A

22.4 Recommendation(s):

OTHER RELEVANT FIXED SYSTEMS AND EQUIPMENT

23.1 Rising Main:

Dry Rising Main

23.2 Six-monthly inspection and annual testing of rising mains?

Yes

23.3 Appropriate records of rising main inspection and testing?

No

23.4 Comments:

There is a dry riser main with an inlet external to the main entrance and outlets on the ascending floor landings within the stairway.

23.5 Recommendation(s):

73317

Observation

No record of dry rising main testing and maintenance on-site.
Recommendation
Ensure the dry rising main is routinely tested and maintained as required. Confirm the last annual test date.

Floor
Not Applicable

Location

73317



23.6 Firefighting/Evacuation lifts:

Passenger lift only

23.7 Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.8 Appropriate records of Weekly and monthly testing, six-monthly inspection, and annual testing of fire-fighting lifts?

N/A

23.9 Comments:

23.10 Recommendation(s):

23.11 Smoke Ventilation:

N/A

23.12 Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.13 Appropriate records of Weekly testing and routine servicing of Automatically Opening Ventilation/Smoke Ventilation system?

N/A

23.14 Comments:

23.15 Recommendation(s):

23.16 Suitable provision of fire-fighters switch(es) for high voltage luminous tube signs, etc

N/A

23.17 Comments:

23.18 Recommendation(s):

23.19 Confirm that documented ‘monthly routine checks’ of Fire-Fighting Equipment are undertaken; Is there a process for faults to be reported to local FRS and electronic notification once repaired; is consideration given to displaying appropriate notices placed on the fire-fighting equipment when out of use?

Yes

23.20 Comments:

A reply to the type 4 FRA recommendation to provide evidence to show that all systems present are regularly inspected, maintained and serviced stated - Evidence available upon request. Also see 24.20.

23.21 Recommendation(s):

MANAGEMENT OF FIRE SAFETY

PROCEDURES AND ARRANGEMENTS

24.1 Principal Accountable Person/Accountable Person (HRRB) or Responsible Person (<18m)

Portsmouth City Council

24.2 Fire safety is managed by:[8)]

Portsmouth City Council

24.3 Competent person(s) appointed to assist in undertaking the preventive and protective measures (i.e. relevant general fire precautions)?

Yes

24.4 Comments:

Head of Building Maintenance.

24.5 Recommendation(s):

24.6 Is there a suitable record of the fire safety arrangements?

Yes

24.7 Comments:

Portsmouth City Council has implemented a Fire Safety Policy (document originated, 2008, reviewed January 2018) which includes: Statutory requirements; responsibilities and structure; general requirements and training.

24.8 Recommendations:

24.9 Is there more than one Responsible Person for this premises?

No

24.10 If more than one Responsible Person, has relevant information, including fire safety arrangements and fire risk assessments for each part of the premises been shared

N/A

24.11 Comments:

24.12 Recommendation(s):

24.13 Appropriate fire procedures in place?

Yes

24.14 More especially...are procedures in the event of fire appropriate and properly documented

Yes

24.15 ...are there suitable arrangements for summoning the fire and rescue service?

Yes

24.16 ...are there suitable arrangements to meet the fire and rescue service on arrival and provide relevant information, including that relating to hazards to fire-fighters?

N/A

24.17 ...are there suitable arrangements for ensuring that the premises have been evacuated?

N/A

24.18 ...is there a suitable fire assembly point(s)?

Yes

24.19 ...are there adequate procedures for evacuation of any disabled people who are likely to be present?

No

24.20 Comments:

The building would have been expected to be designed and constructed to suit a stay put evacuation strategy and one is in place. As this is a general needs block of flats residents would be expected to raise the alarm and contact the emergency services. The assessor was not made aware of any vulnerable persons present in the block; It was noted that a secure information box (SIB) had been provided (wrong key), see recommendation. Also see 24.38.

24.21 Recommendation(s):

73333

Observation
No access gained to Secure Information Box (SIB) to confirm PEEPs for FRS.

Recommendation
Confirm the SIB has any relevant PEEPs in place for the FRS.

Floor
Not Applicable

Location

24.22 Persons nominated and trained to use fire extinguishing appliances?

N/A

24.23 Comments:

24.24 Recommendation(s):

24.25 Persons nominated and trained to assist with evacuation, including evacuation of disabled people?

N/A

24.26 Comments:

24.27 Recommendation(s):

24.28 Appropriate liaison with fire and rescue service (e.g. by fire and rescue service crews visiting for familiarisation visits)?

Yes

24.29 Comments:

This would be arranged via PCC as required.

24.30 Recommendation(s):

24.31 HRRB – Has a Secure Information Box been provided that contains relevant information i.a.w Fire Safety (England) Regulations 2022 [Reg 4: >18m]?

Yes

24.32 HRRB – Are there arrangements to keep the Secure Information Box up to date - has relevant information also been provided by electronic means to the FRS as per Fire Safety (England) Regulations 2022?

Yes

24.33 Comments:

See section 24.20, also see below. It was noted that a secure information box (SIB) had been provided (wrong key).

24.34 Recommendation(s):

24.35 Has information on fire procedures been disseminated to residents [Reg 9: all residential buildings with common parts]?

Yes

24.36 Is fire safety information disseminated to residents every 12 months [Reg 9: all residential buildings with common parts]?

Yes

24.37 Comments:

'Be Fire safe' and 'what to do in event of a fire' posters are displayed in the communal notice boards. Leaflets giving the same information are given to new residents when they sign up for new property.'

24.38 Recommendation(s):

24.39 Routine in house inspections of fire precautions (e.g. in the course of health and safety inspections)?

Yes

24.40 Comments:

Estate service officers carry out regular block checks which are recorded electronically on their demand sheets, these checks include but are not limited to, communal areas, communal doors and fire precautions.

24.41 Recommendation(s):

TRAINING AND DRILLS

25.1 When the employees of another employer work in the premises, is their employer given appropriate information (e.g. on fire risks and general fire precautions)?

N/A

25.2 When the employees of another employer work in the premises, is it ensured that the employees are provided with adequate instructions and information?

N/A

25.3 Comments:

25.4 Recommendation(s):

25.5 Are all staff given adequate fire safety instruction and training on induction?

N/A

25.6 Comments:

25.7 Are all staff given adequate periodic refresher training at suitable intervals?

N/A

25.8 Comments:

25.9 Does all staff training provide information, instruction or training on fire risks in the premises?

N/A

25.10 Does all staff training provide information, instruction or training on the fire safety measures in the building?

N/A

25.11 Does all staff training provide information, instruction or training on action in the event of fire?

N/A

25.12 Does all staff training provide information, instruction or training on action on hearing the fire alarm signal?

N/A

25.13 Does all staff training provide information, instruction or training on the method of operation of manual call points?

N/A

25.14 Does all staff training provide information, instruction or training on the location and use of fire extinguishers?

N/A

25.15 Does all staff training provide information, instruction or training on means for summoning the fire and rescue service?

N/A

25.16 Does all staff training provide information, instruction or training on the identity of persons nominated to assist with evacuation?

N/A

25.17 Does all staff training provide information, instruction or training on the identity of persons nominated to use fire extinguishing appliances?

N/A

25.18 Appropriate records of fire training?

N/A

25.19 Comments:

25.20 Recommendation(s):

25.21 Are staff with special responsibilities (e.g. fire wardens) given additional training?

N/A

25.22 Comments:

25.23 Are fire drills carried out at appropriate intervals?

N/A

25.24 Appropriate records of fire drills?

N/A

25.25 Comments:

25.26 Recommendation(s):

FIRE RISK ASSESSMENT:

26.1 Potential Consequences

Slight

26.2 Likelihood of Fire

Medium

RISK ASSESSMENT MATRIX

The following risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800. Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is as indicated in the left hand column of the table.

	Potential Consequences of Fire		
	Slight harm	**Moderate harm**	**Extreme harm**
LOW	Trivial risk	Tolerable risk	Moderate risk
MEDIUM	Tolerable risk	Moderate risk	Substantial risk
HIGH	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the likelihood of fire is as indicated above. Taking into account the nature of the building and the occupants as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of a fire would be as indicated above. These in combination result in an overall assessment of the risk to fire life safety for this building at the time of this assessment as indicated below.

Tolerable

This risk can be reduced by addressing the key issues.

PRIORITY DEFINITIONS

Priority 1 - Breach of legislation, having the potential for serious injury to relevant persons.

Priority 2 - Breach of legislation, but not considered to constitute a serious threat to relevant persons.

Priority 3 - Bad practice, but unlikely to constitute a serious threat to relevant persons.

Timescale A - Immediately, or as soon as reasonably practicable. In the case of items that require capital work, steps should be taken as soon as reasonably practicable to progress the work.

Timescale B - Short term. In the case of items that require capital expenditure, steps should be taken in the short term to progress the work.

Timescale C - Medium term.

Timescale D - Long term (e.g. at time of upgrade refurbishment).

Footnotes

1) Unless otherwise stated, it is recommended that this fire risk assessment is reassessed within the calendar month indicated.

2) Reasonable only in the context of this fire risk assessment. If specific advice on security (including security against arson) is required, the advice of a security specialist should be obtained.

3) Based on visual inspection of readily accessible areas, with a degree of sampling where appropriate.

4) A full investigation of the design of HVAC systems is outside the scope of this fire risk assessment.

5) Based on visual inspection, but no test of illuminance levels or verification of full compliance with relevant British Standards carried out.

6) Based on visual inspection, but no audibility tests or verification of full compliance with relevant British Standard carried out.

7) Relevant to life safety and this risk assessment (as opposed purely to property protection).

8) This is not intended to represent a legal interpretation of responsibility, but merely reflects the managerial arrangement in place at the time of this risk assessment.

KEY FINDINGS AND RECOMMENDATIONS

The key issues and outcomes as a result of this assessment are:

157416 - 7.10 - Not Allocated

Observation:

CCTV equipment did not appear to be tested under PAT
Recommendation:
Ensure the CCTV equipment is tested under PAT
(3 B)

Floor: **Location:**

157417 - 9.5 - Not Allocated

Observation:

It was noted that residents are storing combustible items on balconies to the rear.
Recommendation:
Remind residents not to store combustibles on private balconies, to prevent the potential spread of fire externally.
(2 B)

Floor: **Location:**

157425 - 17.7 - Not Allocated

Observation:

Non-fire stopped penetrations were found in the electrical intake cupboard.
Recommendation:
Penetrations should be appropriately fire stopped
(2 B)

Floor: **Location:**

157428 - 17.7 - Not Allocated

Observation:

Penetrations leading from the CCTV room through to the ground entrance foyer are not fire stopped. Penetrations within the room are also not fire stopped.
Recommendation:
Penetrations require appropriate fire stopping
(2 B)

Floor: **Location:**

157426 - 17.15 - Not Allocated

Observation:
No evidence seen that information regarding the importance of fire doors is being provided to residents annually.

Recommendation:
That Information regarding the importance of flat doors should be provided to all residents on an annual basis in compliance with Regulation 10 of the Fire Safety (England) Regulations 2022. (2 B)

Floor: **Location:**

157427 - 17.15 - Not Allocated

Observation:
No evidence seen that 3 monthly checks on Communal area doors (including self-closing devices) and annual checks on flat entrance doors (including self-closing devices) are being conducted, recorded and acted upon.

Recommendation:
Records must be made available to confirm that fire door and flat entrance door checks (including checks on self-closers) are being conducted in compliance with Reg 10 of the Fire Safety (England) Regulations 2022. (2 B)

Floor: **Location:**

157418 - 18.5 - Not Allocated

Observation:
Emergency lighting not installed in the internal escape routes or main circulation areas.

Recommendation:
As per previous FRA - Emergency lighting should be installed to cover the internal escape routes, main circulation areas, and external areas where borrowed light is inadequate. (2 B)

Floor: **Location:**

157419 - 18.5 - Not Allocated

Observation:

No record of annual emergency lighting drain test on-site
Recommendation:
Ensure the emergency lighting system has undergone an annual drain test
(2 B)

Floor: **Location:**

157420 - 19.4 - Not Allocated

Observation:
Signage requirements not confirmed as adequate for Way finder signage displayed in staircases. Floor level signage was at low level in the staircases and flats were numbered on the external walkways. A reply entry to the type 4 FRA recommendation for wayfinder signage stated - Wayfinding improvements to be carried out.

Recommendation:
To assist the fire and rescue service, confirm the date for fitting signage to identify each floor and flats on that level, as the block of flats has a top storey more than 11m above ground level. The floor identification signs and flat indicator signs should be provided are as per Approved Document B: Fire safety, Volume 1 (2019 incorporating the May 2020 amendments). (2 B)

Floor: **Location:**

157421 - 20.10 - Not Allocated

Observation:
No test records fire alarm test records could be found on site, and the pre FRA questionnaire was not up to date.

Recommendation:
Confirm that periodic inspection and testing of the communal fire alarm are carried out. (2 B)

Floor: **Location:**

157422 - 21.6 - Not Allocated

Observation:
The lift motor room was not accessed and so it is not known if a fire extinguisher is in the room.

Recommendation:
Confirm if the lift motor room has a fire extinguisher in the room. If it does confirm it is hung and signed correctly and the date for its annual service. (2 B)

Floor: **Location:**

157423 - 23.5 - Not Allocated

Observation:

No record of dry rising main testing and maintenance on-site.
Recommendation:
Ensure the dry rising main is routinely tested and maintained as required. Confirm the last annual test date. (2 B)

Floor: **Location:**

157424 - 24.21 - Not Allocated

Observation:
No access gained to Secure Information Box (SIB) to confirm PEEPs for FRS.

Recommendation:
Confirm the SIB has any relevant PEEPs in place for the FRS. (2 B)

Floor: **Location:**

PHOTO GALLERY

No Pictures

End of the Fire Risk Assessment. The following section is purely management information.

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FORUM NOTES (notes added subsequent to the report being issued)

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hiTitle of meeting:	Cabinet Member for Housing and Tackling Homelessness
Date of meeting:	5th August 2026
Subject:	Fire Safety Policy
Report by:	Adam Hardwick - Assistant Director Buildings
Report Author:	Amy Holmes - Head of Compliance
Wards affected:	All
Key decision:	No
Full Council decision:	No

1. Purpose of Report

1.1 The purpose of this report is to update members of the changes to the Fire Safety Policy and seek approval to implement the proposed changes to the policy. The policy sets out the approach to managing fire safety, the existing policy needs to be updated to ensure it remains fully compliant with legislative requirements.

1.2 The Fire Safety Policy applies to the City Council Housing Service, and its residential buildings, known as Portsmouth Homes.

2. Recommendations

2.1 The Cabinet Member for Housing and Tackling Homelessness approves the updated Portsmouth Homes Fire Safety Policy and asks the Housing, Neighbourhood and Building Services directorate to implement the policy with immediate effect.

2.2 The Cabinet Member for Housing and Tackling Homelessness requests that the updated policy is published on the Portsmouth City Council website as soon as possible and is promoted to Portsmouth Homes residents.

3. Background

3.1 On 18th September 2024 the Cabinet Member for Housing and Tackling Homelessness approved the Fire Safety Policy and asked Housing, Neighbourhoods and Building Services to implement the policy on 1st October 2024.

3.2 Fire safety needs to be managed to ensure that residents can be confident that their homes are safe.

3.3 The legal framework and guidance that relates to managing fire safety includes:

- Regulatory Reform (Fire Safety) Order 2005
- Fire Safety Act 2021

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- Fire Safety (England) Regulations 2022
- Building Safety Act 2022
- Fire Safety (Residential Evacuation Plans) Regulations 2025
- Housing Act 2004
- Social Housing (Regulation) Act 2023

3.4 The Fire Safety Policy will support the Regulator of Social Housing Consumer Standards in relation to the following:

- Safety and Quality Standard
  - Section 1.1 Stock Quality
  - Section 1.3 Health and Safety
- Transparency, Influence and Accountability Standard

3.5 Portsmouth Homes are continuing to manage fire safety as a priority which includes undertaking fire risk assessments, completing and mitigating fire risk assessment actions, undertaking additional checks as required and managing fire safety risks to ensure and carrying out the necessary remedial works to ensure that residents are safe within their properties.

4. Fire Safety Legislation

4.1 There is a range of fire safety legislation that need to be complied with in regard to fire safety.

4.2 Regulatory Reform (Fire Safety) Order 2005

4.2.1 In order to meet the legislative requirements Portsmouth Homes need to:

- Take general fire precautions
- Carry out a fire risk assessment (FRA) and review regularly
- Implement and maintain fire safety measures
- Establish fire safety arrangements

4.3 Fire Safety Act 2021

4.3.1 In order to meet the legislative requirements Portsmouth Homes needs to ensure:

- That the entire building is covered in fire safety management
- That fire risk assessments cover building structure, external walls including cladding and balconies and flat entrance doors.

4.4 Fire Safety (England) Regulations 2022

4.4.1 In order to meet the legislative requirements Portsmouth Homes need to:

- Provide fire safety information to all residents
- Provide fire door information to all residents
- Inspect fire doors on all residential buildings above 11m
- For 18m+ residential buildings have a secure information box, maintain firefighting equipment, provide information to the fire and rescue services and have wayfinding signage.

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4.5 Building Safety Act 2022

4.5.1 In order to meet the legislative requirements Portsmouth Homes must for higher risk buildings:

- Register buildings with the Building Safety Regulator
- Assess and manager building safety risks
- Prepare and maintain safety cases
- Prepare and maintain resident engagement strategies
- Operate a mandatory occurrence reporting system

4.6 Fire Safety (Residential Evacuation Plans) Regulations 2025

4.6.1 In order to meet the legislative requirements Portsmouth Homes must undertake the following in buildings that are 18m+ or buildings that are 11m+ that have a simultaneous evacuation strategy:

- Identify residents that may need assistance
- Offer a Person-centred Fire Risk Assessment (PCFRA)
- Implement reasonable and proportionate measures
- Prepare an emergency evacuation statement and review regularly
- Share information with the Fire and Rescue Service

5. Fire Safety Policy Update

5.1 The policy outlines our approach to the management of fire safety and meet our legal responsibilities to keep residents safe in their homes. See Appendix A - Draft Fire Safety Policy.

5.2 The scope of the policy applies to all Portsmouth Homes properties.

5.3 The policy supports the Regulator of Social Housing Consumer Standards in relation to the following:

- Safety and Quality Standard
  - Section 1.1 Stock Quality
  - Section 1.2 Decency
  - Section 1.3 Health and Safety
  - Section 1.4 Repairs, maintenance and planned improvements
- Transparency, Influence and Accountability Standard (all sections)

5.4 The policy covers the following areas:

- Who this policy applies to
- Why we have a Fire Safety Policy
- Fire Risk Assessments
- Means of Escape and Building Safety Features
- Stay Put Procedure
- Your Responsibilities
- Fire Safety Panel and Governance
- Contractor Competence and Mandatory Occurrence Reporting

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5.5 The updated Fire Safety Policy includes the following changes;

5.5.1 Change in layout to be consistent with Portsmouth Homes Policies.

5.5.2 Change in wording from "Portsmouth City Council Local Authority Housing" to "Portsmouth Homes".

5.5.3 The policy wording has been altered to be more resident friendly.

5.5.4 Additional sections have been added to the policy including:

- Definitions
- Contractor Competence
- Governance Arrangements

5.5.5 Fire Risk Assessments

5.5.5.1 Section updated to provide clearer detail on how and when fire risk assessments are undertaken, who is responsible for carrying them out and how residents can access fire safety information.

5.5.5.2 Under the policy it is our responsibility to carry out a fire risk assessment to certain buildings. The scope of Fire Risk Assessments has changed to provide clarity that we will carry out a Fire Risk assessment on any building that contains two or more self-contained homes (such as flats or maisonettes) that share communal area, that may include entrances, corridors, stairwells or escape routes both internally in the building and externally.

5.5.5.3 We assess our buildings utilising BS 9792: Fire Risk Assessment - Housing. All fire risk assessments are carried out by training and competent professionals. Generally, fire risk assessments are undertaken every 2 years, with higher-risk buildings being undertaken annually. A higher-risk building for the purposes of this policy is high-rise, sheltered accommodation and supported accommodation. For buildings that only have shared external escape routes with areas a reduced Fire Risk Assessment will be undertaken.

5.5.5.4 If residents would like a copy of the fire risk assessment, then this can be requested via the Building Safety Team at buildingsafety@portsmouthcc.gov.uk.

5.5.6 Resident Responsibilities

5.5.6.1 This section has been updated to make it clearer for residents to understand what we expect from them regarding fire safety including:

- Keep communal areas clear
- Do not attach or hang anything on property front door or frame
- Report issues with fire doors or firefighting equipment
- Provide us access to carry out fire safety checks
- Tell us if you would find it difficult to leave the building in a fire
- Keep private gardens clear and well managed
- Gain permission before installing any structures

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- Follow safety guidance, signage, safety leaflets and this policy

5.5.7 A review of other registered providers fire policies has been undertaken to benchmark our approach to fire safety and management of communal areas. Appendix C provides details of 55 registered providers who have adopted a zero tolerance or similar approach to management of communal area. Within this list there are a range of both Housing Associations and Local Authority Registered Providers of both similar scale to Portsmouth Homes as well as providers with significantly higher numbers of stock.

5.5.8 The fire safety policy has been in place since April 2024 at which point the zero-tolerance approach was adopted. At the time this was developed it gained support from Hampshire and Isle of Wight and Fire Rescue Service. The current update to the policy does not in any way change the extent or application of the existing zero tolerance approach, but provides clarification, due to requests from resident consultation. We have received support of Hampshire and Isle of Wight Fire and Rescue Service for the policy. The need for a zero-tolerance approach is to act on FRA actions raised by qualified 3rd party fire risk assessors to ensure that Portsmouth Homes is meeting its legal duties in response to managing fire safety and ensuring resident safety.

6 Consultation

6.1 The Local Authority have a duty to consult residents in accordance with the Housing Act 1985, The Building Act 2022 and The Social Housing (Regulation) Act 2023. The Transparency, Influence and Accountability Consumer Standard state that registered providers must take tenants' views into account in their decision making about how landlord services are delivered and communicate how tenants' views have been considered.

6.2 In June 2026 the Fire Safety Policy was consulted with residents via the resident policy focus group, and it was shared on the Portsmouth Homes Consultation Webpage.

6.3 Feedback was received from the consultation from leaseholders and staff who generally confirmed that the policy is clear. Minor changes were made as a result of the feedback including the addition of:

- Clarification that battery should have CE / UKCA marking
- Addition that where the block of flats does not have a stay put policy this will be communicated directly with you.

6.4 The Fire Safety Panel meets quarterly and has management representatives from each service across Portsmouth Homes including Building Repairs, Compliance, Building Projects, Neighbourhood Services, Housing and Insurance. The purpose of the panel is to provide oversight of all aspects of fire safety across the Portsmouth Homes Portfolio. The panel was consulted with regarding the changes to the fire policy.

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6.5 Portsmouth Homes staff have been consulted as part of the process to review the policy.

6.6 Hampshire and Isle of Wight Fire and Rescue Service were consulted with regarding the policy; they confirmed that they are in agreement with PCC's approach to fire safety.

7 Implementation Plan

7.1 The Transparency, Influence and Accountability Consumer Standard state that registered providers must communicate with tenants and provide information so tenants can use landlord services, understand what to expect from their landlord, and hold their landlord to account.

7.2 Residents will have access to the updated policy on the Council website Portsmouth Homes policies, strategies and reports - Portsmouth City Council; there will also be regular articles in House Talk publicising the updated policy and items related to fire safety both on what to expect and their responsibilities.

7.3 Information regarding the policies will always be provided on request and residents can request at their area housing office for the policy in large print, Braille, audio or in another language.

7.4 The policy is proposed to be implemented immediately, but due to the change in frequency of fire risk assessments being undertaken we will be implementing a phased approach. When the existing fire risk assessment is due for renewal or review a new fire risk assessment will be undertaken and the new frequencies will commence.

7.5 The repairs and maintenance database and PowerBI dashboards will be updated accordingly so that the performance measures used to manage the services reflect the policy and so that we can continue to provide returns to the Regulator for Social Housing. Residents will also be regularly updated regarding performance of Building Services through publication of measures on the website and in House Talk.

7.6 We will continue to engage with the relevant resident focus groups to review the effectiveness of the policy.

7.7 The fire safety panel will continue to have oversight of the process, changes to the legislation and effectiveness of the fire safety policy. The panel will update the Portsmouth Homes, Private Sector Housing and Corporate Assets Safety and Quality Strategic Group.

8 Integrated impact assessment (IIA)

8.1 An Integrated Impact Assessment is contained in Appendix B.

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9 Legal implications

9.1 As contained within the body of the report the Council is subject to a range of statutory duties in relation to fire safety within its housing stock. The proposed policy updates are intended to support compliance.

9.2 The report confirms that consultation has been undertaken with residents and relevant stakeholders and that an Integrated Impact Assessment has been completed.

9.3 There are no legal reasons preventing approval of the recommendations set out in this report.

10 Finance comments

10.1 There are no financial implications that result directly from the approval of the recommendations in this report. Any actions that are required to implement the policy will be met from existing Housing Revenue Account resources.

……

Signed by: **James Hill - Director of Housing, Neighbourhood and Building Services**

Appendices:

Appendix A – Draft Fire Safety Policy

Appendix B - Integrated Impact Assessment

Appendix C - Registered Providers Fire Safety Policy

Background list of documents: Section 100D of the Local Government Act 1972

The following documents disclose facts or matters, which have been relied upon to a material extent by the author in preparing this report:

Title of document	Location
Social Housing (Regulation) Act 2023	Social Housing (Regulation) Act 2023
The Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025	The Hazards in Social Housing (Prescribed Requirements) (England) Regulations 2025
The Regulatory Reform (Fire Safety) Order 2005	The Regulatory Reform (Fire Safety) Order 2005

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The Fire Safety (England) Regulations 2022	The Fire Safety (England) Regulations 2022
The Building Safety Act 2022	Building Safety Act 2022
Housing Act 2004	Housing Act 2004
The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025	The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025
Housing and Tackling Homelessness Cabinet Meeting on 18th September 2026	Agenda for Cabinet Member for Housing and Tackling Homelessness on Wednesday, 18th September, 2024, 4.00 pm Portsmouth City Council

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected by the Cabinet member for Housing and Tackling Homelessness on ……..

……
Signed by:

Fire Safety Policy

Summary

This policy explains how we keep residents safe from fire in our blocks of flats, sheltered housing schemes and houses in multiple occupation.

It sets out how we identify, manage and reduce fire risks, what you can expect from us, and what we ask you to do to help keep your home and neighbours safe.

We regularly review our fire safety approach to make sure it remains effective, compliant and focused on keeping residents safe.

Effective date

1 October 2024

Review

Latest Review Date: July 2026

We will review this Policy every 3 years or when there has been an update to legislative, regulatory, best practice or operational changes.

Version

Version 1.5

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Who this policy applies to

This policy applies to all Portsmouth Homes properties, including:

- Blocks of flats
- Sheltered and supported housing schemes
- Houses in multiple occupation (HMOs)
- All communal areas, including corridors, stairwells and escape routes
- External walls, balconies and shared structural parts of buildings
- Flat entrance doors that open onto shared corridors, external walkways or stairwells

For the purposes of this policy, a ‘block of flats’ means a building containing two or more self-contained homes (such as flats or maisonettes) that share communal areas, that may include entrances, corridors, stairwells or escape route both internally in the building and externally.

Any reference in this policy to ‘we’, ‘our’ or ‘us’ refers to Portsmouth Homes.

Any reference in this policy to 'tenant', 'customer' or 'resident' refers to a Portsmouth Homes tenant, leaseholder or shared owner.

Why we have a Fire Safety Policy

The purpose of this policy is to explain how we manage fire safety and meet our legal responsibilities to keep you safe in your home.

It sets out how we:

- Identify, assess and reduce fire risks in our buildings
- Design, maintain and manage buildings to support fire safety
- Meet our legal responsibilities and fire safety standards
- Make sure residents understand what to expect from us and how they can help keep their home and neighbours safe

We take a proactive approach to managing fire safety so residents can be confident their homes are safe and well managed.

We meet our legal duties as the ‘Responsible Person’ under fire safety legislation.

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Definitions

Term	Meaning
FRA (Fire Risk Assessment)	A fire safety check that looks for anything that could cause a fire or make it worse and sets out what needs to be done to keep the building safe.
FRAEW (Fire Risk Appraisal of External Walls)	A specialist fire safety check of a building's external walls, balconies and cladding to make sure they are safe in a fire.
AOV (Automatic Opening Vent)	Some buildings have smoke ventilation systems to help keep escape routes clear during a fire.
PEEP (Personal Emergency Evacuation Plan)	An individual plan for a resident who may need extra support to stay safe or leave the building in the event of a fire.
PCFRA (Person-Centred Fire Risk Assessment)	An assessment that looks at a resident's individual needs, such as mobility, health or support requirements, to identify any extra fire safety measures that may be needed.
HRB (Higher Risk Building)	A tall residential building that is subject to additional safety requirements under the Building Safety Act.
Responsible Person	The person legally responsible for managing fire safety in a building. For Portsmouth Homes, this is the **Director of Housing, Neighbourhood and Building Services**.
Stay Put (remain safely in your own home)	A fire safety approach where residents stay inside their home with the door closed unless fire or smoke is affecting them, or the fire and rescue service tells them to leave.

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Fire Risk Assessment (FRAs)

Fire Risk Assessments (FRAs) help us understand fire risks in your building and what we need to do to keep people safe.

We carry out FRAs where required by law and review them regularly. Each FRA identifies potential fire risks and the actions needed to reduce them.

Our Responsible Person for fire safety is the **Director of Housing, Neighbourhood and Building Services**.

Each FRA includes:

- An overall assessment of the fire risk in the building
- Any fire safety issues that need to be put right
- A clear action plan showing what we will do and when

How We Assess Fire Safety in Our Buildings

We assess fire risks in our buildings using nationally recognised fire safety methods, to BS 9792: Fire Risk Assessment - Housing. This looks at:

- How each building is designed and constructed
- How it is used day to day
- The needs of the people living there

Most fire risk assessments focus on communal areas such as corridors, stairwells and entrances.

Where there is a higher risk or specific concern, we may carry out more detailed checks.

For buildings that only have shared external escape routes with no shared internal areas then a reduced Fire Risk Assessment will be undertaken.

Who Carries Out the FRAs?

To make sure assessments are accurate, reliable and carried out safely by the right, qualified people:

- High risk buildings (such as taller blocks, sheltered schemes and HMOs) are assessed by third-party accredited fire safety specialists.
- Lower risk buildings may be assessed by our trained and qualified in-house surveyors, who hold a minimum level 3 qualification in Fire Risk Assessments.

Fire risk assessments are carried out by trained and competent professionals.

What the Assessment Covers:

Each FRA checks for a wide range of fire risks, including but not limited to:

- Electrical safety

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- Fire doors and how well different parts of the building are protected from smoke and fire
- Smoking related risks
- Battery powered mobility scooter, e-scooters and e-bikes
- Hoarding or clutter that could increase fire risk
- Waste build-up and combustible materials
- Hot works, such as repairs that create heat or sparks
- Anything else that could allow fire or smoke to spread

Additional Checks for External Walls and Resident Needs

We also assess the external walls, cladding and balconies of our buildings. If there is a concern that materials or design could increase fire risk, we arrange a specialist fire safety check of the external walls.

If needed, we may put temporary safety measures in place while further checks or improvement work are carried out.

For residents who may be at greater risk, including people living in sheltered or supported housing, we offer a Person-Centred Fire Risk Assessment (PCFRA). This helps us understand whether anyone may need additional support or safety measures.

Managing Fire Safety Risks - Our Commitment to Residents

We are committed to keeping residents safe in their homes. Where a Fire Risk Assessment (FRA) identifies a risk, we will take action as quickly as possible to reduce it.

If longer-term work is needed, we will put in safety measures /mitigation in place to keep residents safe in the meantime.

We will keep these measures under review and let you know where they may affect you.

When We Carry Out or Review FRAs

We carry out Fire Risk Assessments (FRAs) regularly, and when there are changes that may affect fire safety.

We will carry out a new FRA:

- At regular intervals, based on the building and level of risk (annual for higher risk buildings including high-rise, sheltered accommodation and supported accommodation and every two years for lower-risk buildings)
- When a building changes how it is used
- When major works have been undertaken
- Following a fire

We may review an existing FRA:

- Between full assessments, based on the level of risk in the building

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- When there is a significant change to the building or the people living there
- Following new fire safety information or enforcement action
- Where we believe the existing FRA may no longer be accurate

Reviews are planned based on the level of risk and each FRA sets out when the next review is due. In some cases, we may carry out reviews before completing a new full assessment.

Accessing the FRA for Your Building

You can ask to see the most recent FRA for your building by contacting the Customer Repairs Team:

Email: **BuildingSafety@portsmouthcc.gov.uk**

Phone: **023 9284 1311**

Means of Escape and Building Safety Features

Means of Escape Routes

Your building has designated escape routes to help people get out safely if there is a fire. These include corridors, stairwells, lobbies and external paths.

Escape routes are available in all buildings and must be kept clear so residents can leave safely if needed, including where a ‘stay put’ approach applies.

To keep escape routes safe:

- Escape routes must always remain clear so people can get out quickly if needed
- Fire resistant walls, floors and ceilings that separate homes from communal areas must be kept in good condition to help prevent smoke and fire from spreading
- Emergency lighting is installed where needed and is tested every month, with a full test once a year to ensure it works during a power cut

If you notice damage, blockages, obstruction or anything unusual in an escape route, please report it to us straight away by contacting the Customer Repairs Team.

Fire Doors and Frames

In most blocks of flats, your front entrance door is a fire door consisting of a door and frame and forms part of the building’s fire safety protection.

Fire doors are an important safety feature. They slow the spread of fire and smoke, protect escape routes and give both residents and the fire and rescue service more time to respond.

To make sure your fire door works properly, it must be kept in good condition. This means you must not attach or hang anything on the door, place items against it, or alter, damage or

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adjust it in any way unless this is done by a competent contractor. Please refer to our fire door leaflet for further guidance.

We regularly check fire doors to make sure they work properly:

- Communal fire doors in buildings over 11 metres high are checked every three months
- Flat entrance doors that open onto a shared corridor or stairwell are checked once a year in buildings over 11 metres high
- We check that doors close properly, are not damaged, and provide the level of fire resistance they were designed to offer

If you notice your front door not closing properly, looking damaged, or missing it's self-closer, please let the Customer Repairs Team know as soon as possible.

Smoke Detectors (Communal and Inside Homes)

Every Portsmouth Homes property has at least one mains-powered smoke detector installed (and on each floor where needed). These include a battery backup.

We test smoke detectors as part of your EICR to make sure they are working properly. It may be checked at other times.

We replace smoke detectors when they reach the end of their working life or if they become faulty.

You should also test your smoke detector regularly and report any faults straight away.

Leaseholders are responsible for maintaining smoke detectors inside their own homes unless otherwise agreed.

In some taller buildings, smoke detectors are linked to smoke control systems and are tested more frequently.

If you think your detector is not working properly, please report it. It is usually quick to fix and could save lives.

Firefighting equipment

Some buildings have firefighting equipment to help the fire and rescue service in an emergency. Where fire equipment is present this is serviced regularly.

We also carry out monthly checks of communal firefighting equipment to make sure it is not damaged or blocked. Any are repaired as soon as possible.

If equipment used by the fire and rescue service cannot be repaired within 24 hours, we notify the fire and rescue service and keep them updated until the issue is resolved.

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Private Balconies

To reduce fire risks:

- BBQs, fire pits, patio heaters and anything with an open flame must not be used on balconies
- Items stored on balconies must be non-combustible, including any items attached to or fixed to the balcony, such as railings, walls or other structures
- Balconies must be kept clear of anything that could catch fire, spread fire or block safe access

Even small items such as fabric furniture, cardboard, or wooden planters can allow a fire to spread quickly. Keeping balconies, clear helps protect you and your neighbours.

Battery Safety

Mobility scooters, e-bikes, e-scooters and other battery powered mobility devices must not be stored or charged in communal areas. These devices contain lithium-ion batteries, which can catch fire suddenly and burn very intensely.

Unless specific building restrictions apply, these devices may be stored or charged inside your home if you follow safety guidance. Any additional restrictions will be clearly explained to you.

If you charge these devices inside your home, please refer to the Battery safety leaflet and follow these safety tips:

- Use the charger supplied by the manufacturer, with CE / UKCA markings
- Keep batteries away from heat sources
- Never leave batteries charging overnight or unattended
- Stop using any battery that becomes hot, swollen, leaking or damaged

Some buildings have designated storage or charging rooms, these can only be used where they have been approved by a fire risk assessment.

Stay Put Procedure

Most of our blocks of flats follow a ‘stay put’ approach. If your block does not have a stay put policy this will be communicated directly with you. This works because flats are designed to stop fire and smoke spreading between homes and the communal area, helping to keep you safe while the fire and rescue service deals with the incident.

This means that if there is a fire somewhere else in the building, you are usually safer staying inside your flat with the door closed, unless fire or smoke is affecting you.

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- We will only use a different evacuation plan if the Fire Risk Assessment shows it is safer to do so
- If your block does not operate a stay put approach, we will explain this clearly in writing and display signs in communal areas, so you know exactly what to do if there is a fire

If a fire starts in a communal area, anyone in that area should leave the building immediately and call the fire and rescue service.

All other residents who are not directly affected by fire or smoke are able to stay in their flat unless the fire and rescue service tells them to leave.

Your Responsibilities

Fire safety is a shared responsibility. While we work to keep your building safe, residents play an important role in preventing fires and keeping escape routes clear.

Communal areas

Communal areas must be kept clear of anything that could block an escape route or increase fire risk.

- **General needs** blocks: We operate a zero-tolerance approach. No personal belongings can be left in corridors, stairwells, entrance lobbies, landings or any other shared spaces. This includes items such as decorations, furniture, mats, bikes, plants, shoes, toys and waste.
- **Sheltered** schemes: We use a managed use approach. A small number of low-risk items may be allowed, but only if they have been approved by the Manager, are non-combustible, easy to move, and do not block or narrow escape routes. Permission is subject to the Fire Risk Assessment confirming the items can be safely accommodated.

The communal-facing side of your front entrance door is treated as part of the communal area. However, both sides of the door and frame are important fire safety features and must be kept in good condition.

You must not attach or hang anything on the door, place items against it, or alter, damage or adjust it unless this is carried out by a competent contractor. These actions can affect how the fire door works and reduces the safety of escape routes. Please refer to our fire door leaflet for further guidance.

Additional responsibilities

- Report fire doors that do not close properly, damaged smoke detectors, blocked escape routes, or damage to communal areas or fire safety equipment as soon as you notice it
- Allow us access to carry out fire safety checks, as these are required by law and help to keep everyone safe

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- Avoid overloading sockets or using damaged electrical appliances. If something looks unsafe, unplug it and report it if it relates to the building's electrical systems
- If you would find it difficult to leave the building in a fire, please let us know. We will assess your needs through a Person-Centred Fire Risk Assessment (PCFRA) and consider additional measures. Where appropriate, and with your agreement, a Personal Emergency Evacuation Plan (PEEP) may be put in place
- If you use gas bottles or oxygen equipment, you must tell us so we can assess any risks. Further guidance is set out in the Gas Bottles & Oxygen Equipment section

Private gardens

You are responsible for keeping private gardens safe and well managed to reduce fire risk.

- Gardens must not contain excessive belongings or materials that could present a fire risk
- Permission must be obtained before installing any structures (such as sheds, fencing or other additions) where the building is subject to a Fire Risk Assessment, so we can ensure they can be safely accommodated

Please follow our fire safety guidance, signage in communal areas, relevant safety leaflets and the requirements of this policy. Every action helps keep you and your neighbours safe.

Gas Bottles & Oxygen Equipment

Gas bottles can create serious fire risks in some buildings. To keep everyone safe, we strongly advise residents not to use or store gas bottles in their homes.

- Gas Bottles - If you live in a building with more than three floors, you must not store or use gas bottles at all, due to the increased fire risk. Ideally should be stored in external sheds
- Oxygen Equipment - If you use oxygen cylinders or portable oxygen equipment, please tell us so we can assess any associated risks and make sure the right safety measures are in place

These steps help protect you, your neighbours and the building as a whole.

Fire Safety Panel & Governance

We have arrangements in place to ensure fire safety risks are identified, managed and monitored so residents can be confident their safety is taken seriously.

We have a dedicated Fire Safety Panel that brings together staff from across Portsmouth Homes to make sure fire safety is managed consistently and effectively.

The panel meets every three months and is chaired by the Head of Compliance.

The Fire Safety panel is responsible for:

- Reviewing Fire Risk Assessment (FRA) compliance and tracking actions

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- Making sure staff receive appropriate fire safety training and that residents are given clear, accessible fire safety information
- Working closely with Hampshire and Isle of Wight Fire & Rescue Service, including carrying out joint training and inspections and acting on their advice
- Recording all fire related incidents, reviewing what happened and identifying lessons learned
- Keeping up to date with changes in fire safety laws, guidance and recommendations, including those from the Grenfell Inquiry
- Escalating significant fire safety risks or concerns to senior management so they can be addressed promptly

The Fire Safety Panel helps ensure our approach to fire safety is proactive, well managed and focused on keeping residents safe.

We maintain accurate and up-to-date fire safety records to support safe building management and meet regulatory requirements.

We also have a Building Safety Panel that brings together staff from across Portsmouth Homes to focus on fire and structural safety specially for our high-rise buildings. It meets at least every 3 months and is chaired by the Head of Compliance.

Contractor Competence & Mandatory Occurrence Reporting

We only use contractors and suppliers who can show that they have the right skills, experience and accreditation to work safely in our buildings.

All contractors must:

- Meet our competence standards
- Follow relevant fire safety legislation and guidance
- Report any fire safety concerns to us straight away

We monitor contractor performance carefully. Contractors who do not meet our safety requirements may be removed from our approved contractor list.

For Higher-Risk Buildings (HRBs), usually buildings that are 18 metres or more in height or have 7 or more storeys, we must follow Mandatory Occurrence Reporting requirements under the Building Safety Act 2022.

This means we must:

- Report certain serious or potential fire and building safety incidents, defects or system failures to the Building Safety Regulator as soon as they are identified
- Record these incidents, review what happened and take any necessary actions

Any significant issues are escalated through the Building Safety Panel for oversight and ongoing monitoring.

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Your voice

We provide residents a wide range of meaningful opportunities to engage, influence and scrutinise the Landlord Strategies, policies and services, to include participation in regular resident meetings and give feedback on services and policies.

If you would like to be included in future resident engagement focus groups and would like to know how to get involved, please contact us for more information:

You can contact our team by:

- Email: **housing.engagement@portsmouthcc.gov.uk**
- Phone: 02392 834835
- Website: **visit the Resident engagement and community resources on our website**
- Email: **customerrepairsteam@portsmouthcc.gov.uk**
- Phone: 023 9284 1311

What have we done to make sure this Policy is fair?

We completed an Integrated Impact Assessment (IIA) to consider the positive and negative impacts this Policy may have on people with protected characteristics under the **Equality Act 2010**. This Policy should have direct and positive equality and diversity impacts.

Regulation and legislation

We recognise the variety of legislation, and we will continue to monitor relevant legal guidance. The list below reflects some of the existing legal framework and relevant publications:

- **Fire Safety (England) Regulations 2022**
- **Housing Act 2004**
- **Fire Safety Act 2021**
- **Health and Safety at Work etc. Act 1974**
- **The Regulatory Reform (Fire Safety) Order 2005**
- **Social Housing (Regulation) Act 2023**
- **Building Safety Act 2022**
- **The Fire Safety (Residential Evacuation Plans) (England) Regulations 2025**

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Related documents

This policy should be read in conjunction with:

- **Portsmouth Homes Policies, strategies and reports**
- Tenancy Agreement / Leasehold Agreement

How to feedback

If you have any questions around the policy or would like to know more about its application, please contact the relevant service in the first instance.

You can get this policy in large print, braille, audio or in another language by contacting your Housing Office. More information is available **translation, interpreting and audio information**.

Compliments

To help us provide the best service we can. We would like to hear customer views on the services that they use. If the customer is pleased with a member of staff or service, please let us know.

- Telephone: 02392 606383
- Email address: **HNBLandlordComplaints@portsmouthcc.gov.uk**

Complaints

If a customer is unhappy, they can refer to our LAH (Local Authority Housing) Landlord Complaints Policy.

- Find the online complaint information at '**make a housing complaint**'
- Call **023 9260 6383**
- Email **HNBLandlordComplaints@portsmouthcc.gov.uk**

Housing Ombudsman Service

If a customer is unhappy, they can contact the Housing Ombudsman Service for advice and guidance at any time.

- Online complaint form on **the Housing Ombudsman Service website**
- Telephone: **0300 111 3000**
- Our Landlord Complaints Policy was written in line with the Housing Ombudsman's Complaint Handling Code, for more information visit **Housing Ombudsman's Complaint Handling Code**

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Form name	Integrated Impact Assessment
Reference	IA848213144
Date	19/06/2026

Policy details

Directorate	PCC Housing, Neighbourhood and Building Services
Service, function	Compliance Service, Building Services
Title of policy, service, function, project or strategy	Fire Safety Policy
Type of policy, service, function, project or strategy:	Changed
What is the aim of your policy, service, function, project or strategy?	The aim of the policy is to set out how fire safety will be managed in residential dwellings within the Portsmouth Homes portfolio.
Has any consultation been undertaken for this proposal?	Yes
What were the outcomes of the consultations?	The fire policy was issued to the residents policy focus group for feedback and shared on the Portsmouth Homes policy consultation webpage. Staff within Portsmouth Homes were also consulted with regarding the policy. The officers on the Fire Safety Panel and Building Safety Panel were included in the creation of the fire policy. Hampshire and Isle of Wight Fire and Rescue Service (HIWFRS) were consulted on the policy.
Has anything changed because of the consultation?	Yes

Please provide details	Feedback received from HIWFRS confirmed agreement with the policy and the way fire safety is managed. Consultation webpage feedback resulted in minor changes including the clarification of CE / UKCA marking on batteries and clarification of when a block of flats doesn't have a stay put policy, residents will be contacted directly.
Did this inform your proposal?	No

Equality Impact Assessment

Confirm you've watched the webinar	☑
With the above in mind and following data analysis, who is the policy, service, function, project or strategy going to benefit or have a detrimental effect on and how?	The policy applies to all Portsmouth Homes properties under the Housing Revenue Account, including blocks of flats, sheltered and supported housing schemes, HMOs, all communal areas, external walls, balconies and shared structural parts of the building, flat entrance doors. It covers tenants, leaseholders and shared owners.
Will any of those groups be affected in a different way to others because of your policy, project, service, function, or strategy?	This is not new to this policy, it was approved in the previous policy, but is remaining. A 'zero tolerance' approach to the management of common areas in general needs blocks of flats will be adopted. A 'managed use' will remain in Cat 2 and 2.5 blocks.
If you are directly or indirectly discriminating, how are you going to mitigate the negative impact?	A different approach is continuing between general needs blocks of flats and Cat 2 and 2.5, primarily due to how residents use the common parts and how PCC can control items within them. Where a 'zero tolerance' approach is continuing liaison will continue with residents to ensure they understand the rationale behind the approach and how it increases the safety for them living within their block of flats.

Who have you consulted with or are planning to consult with and what was/will be your consultation methodology?	Consultation was undertaken with the following: - Resident policy focus group, - Advertised on the Portsmouth Homes Policy Consultation webpage, - Hampshire and Isle of Wight Fire and Rescue Service - With PCC officers at the fire safety panel and building safety panel - With PCC staff through the Portsmouth Homes Policy Consultation webpage
How are you going to review the policy, service, project or strategy, how often and who will be responsible?	The policy will be reviewed every 3 years or when there has been an update to legislation, regulation, best practice or operational changes. The Fire Safety Panel is held on a quarterly basis, and oversees fire safety across Portsmouth Homes, HNB. The members of the panel consist of Heads of Service and managers across HNB. The panel has oversight for fire safety focusing on process, performance, changes to legislation, effectiveness of the policy and updating and implementing and changes as appropriate. The Building Safety Panel is held twice a quarter and oversee building safety for the high-rise buildings across Portsmouth Homes, HNB. The members of the panel consist of Heads of Service and managers across HNB. The panel has oversight for building safety in high-rise buildings focusing on process, performance, changes to legislation, effectiveness of the policy and updating and implementing and changes as appropriate.

Crime

This section is not applicable to my policy	☑

Housing

Please expand on the impact your policy/proposal will have, and how you propose to mitigate any negative impacts?	The proposed changes to the Fire Safety Policy will ensure that PCC continue to provide safe homes for residents.
How are you going to measure/check the impact of your proposal?	There is a Portsmouth Homes Fire Safety Panel and Building Safety Panel that has been established. They are attended by relevant heads of service and managers across the housing, neighbourhood and building services (HNB) directorate. The panel has oversight fire safety management, changes to legislation, effectiveness of the policy, performance and updating and implementing changes to the policy as appropriate. There is a PowerBI dashboard to monitor the fire risk assessments and the remedial actions that are produced from the fire risk assessment.

Health

This section is not applicable to my policy	☑

Income

This section is not applicable to my policy	☑

Carbon emissions

This section is not applicable to my policy	☑

Energy

This section is not applicable to my policy	☑

Climate change

This section is not applicable to my policy	☑

Natural environment

This section is not applicable to my policy	☑

Air quality

This section is not applicable to my policy	☑

Transport

This section is not applicable to my policy	☑

Waste management

This section is not applicable to my policy	☑

Culture and heritage

This section is not applicable to my policy	☑

Employment and opportunities

This section is not applicable to my policy	☑

Economy

This section is not applicable to my policy	☑

Social value

This section is not applicable to my policy	☑

Summary

Who was involved in the Integrated impact assessment?	Amy Holmes (Head of Compliance)
Name of person completing this form	Amy Holmes (Head of Compliance)
Date of completion	19/06/2026

Appendix C - Registered Providers Fire Safety Approach

Registered Provider	Consumer Standard Judgement	Stock Size	Fire Safety Approach
Abri Group Limited	No grading	45,269	Keep clear policy
Aspire Housing	C1	9,318	Zero Tolerance
Aster Group Limited	C1	35,803	Maintain clear escape routes
B3 Living Limited	C1	5,598	Zero tolerance
Barnsley Metropolitan Borough Council	C1	18,000	Communal clear policy
BCP - Bournemouth, Christchurch and Poole Council	C1	9,550	Zero Tolerance
Birmingham City Council	No Grading	57,900	Zero Tolerance
Bournville Village Trust	C1	3,422	Keep walkways clear of items
Chesire Peaks and Plains Housing Trust Limited	C1	5,100	Keep shared areas clear
City of Westminster Council	C1	12,000	Keep communal areas clear
Coastline Housing Limited	C1	5,200	Keep escape routes clear
Cobalt Housing Limited	C1	5,773	All escape routes to be kept clear
Connect Housing Association Limited	C1	3,400	Zero Tolerance
Cross Keys Homes Limited	C1	13,059	Keep communal areas clear
Croydon Churches Housing Association Limited	C1	1,570	Zero tolerance policy on clutter
Curo Group (Albion) Limited	C1	14,000	Keep communal areas clear
Empowering People Inspiring Communities Limited	C1	1,400	Zero Tolerance
Gentoo Group Limited	C1	28,717	Clear communal area
Golding Homes Limited	C1	7,800	Keep communal areas clear at all times
Great Places Housing Group Limited	C1	22,175	Zero tolerance
Guildford Borough Council	C1	5,200	Keep communal areas clear

Guinness Partnership Limited	C1	64,930	Zero tolerance
Havebury Housing Partnership	C1	7,725	Zero tolerance
Heart of Medway Housing Association Limited	C1	10,000	Keep communal areas clear
Housing Solutions	C1	6,500	Zero Tolerance
Leeds City Council	C2	52,000	Keep any common areas clear
Livv Housing Group	C1	13,176	Keep communal area clear-checks are carried out every month
London Borough of Enfield	C1	15,000	Communal areas must be kept clear of all personal items
London Borough of Hammersmith and Fullham	C1	12,140	Keep fire exits and escape routes clear. Includes door from flat, walkways and any shared area
London Borough of Sutton	C1	6,000	Zero tolerance - storing items is a breach of lease conditions
London Borough of Newham	C4	16,000	Zero tolerance
Manchester City Council	C2	15,300	Keep completely clear
Metropolitan Housing Trust Limited - Metropolitan Thames Valley Housing (MTVH)	C2	45,309	Don’t store items in communal areas
Mosscare St Vincent's Housing Group Limited	C1	8,663	Don’t store personal items
North Devon Homes	C1	3,350	Do not store items in the communal areas
North East Derbyshire District Council - Rykneld Homes	C1	7,500	Do not leave items in common areas
One Manchester Limited	C1	11,950	Keep communal areas clear of personal items or belongings
One Vision Housing Limited	C1	13,265	Do not leave any items in any communal areas
Pikering and Ferens Homes	C1	1,453	Sterile Approach
Prima Housing Group Limited	C1	2,600	Don’t keep personal items in communal areas

Raven Housing Trust Limited	C1	6,274	Keep clear from combustible materials and items
Regenda Limited	C1	10,300	Shared spaces must always be clear
Saffron Housing Trust Limited	C1	6,764	Keep communal areas clear at all times
Salix Homes	C1	7,998	Keep communal areas free of any personal items or belongings
Shropshire Housing Group	No grading	4,097	Zero tolerance
Southwark Council	C3	36,800	Keep escape routes clear
Sovereign Network Group (SNG)	C2	77,929	Zero tolerance
Sparrow Shared Ownership Limited	C1	3,000	Keep completely clear
The Riverside Group Limited	No grading	64,998	Keep it clear / Don't store items in shared areas
Thirteen Housing Group	C1	35,288	Keep communal areas clear / keep escape routes clear
Torus	C1	40,191	Prohibit the storage of any items in communal areas
Watford Community Housing Trust	C1	6,056	Keep communal areas clear at all times
Watmos Community Homes	C1	2,609	Communal areas are clear
West Lancashire Borough Council	C1	5,800	Keep escape routes clear of combustible materials
Westward Housing	C1	7,293	Zero Tolerance

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Appendix 2 LPS Tower Blocks, Portsmouth, Design Options

LPS Tower Blocks, Portsmouth
Design Options

260003 - 8001 - 00 / April 2026

Prepared For:

Portsmouth City Council



C&W

corstorphine+wright.com

Contents

Revision Log

REVISION	DATE	NOTES
1.0	17.04.2026	Draft for Presentation
2.0	21.04.2026	First formal issue to client team

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1.0 Introduction

LEAD DESIGNER

ARCHITECTURE

URBAN DESIGN/ MASTERPLANNING

Corstorphine & Wright is a leading UK architectural practice with a strong track record in delivering residential and mixed-use developments within complex urban contexts. We combine design quality with commercial awareness to create viable, deliverable schemes that maximise long-term value.

Our city living expertise focuses on high-density residential environments, including build-to-rent and tower schemes, with an emphasis on placemaking, efficiency and successful planning outcomes. Alongside this, our housing experience is grounded in a delivery-led approach, underpinned by a strong understanding of planning policy, site constraints and development viability.

Together, this expertise positions us well to carry out this process. Our experience in high-density urban living and complex residential projects enables us to respond to the site's opportunities and constraints, creating a distinctive, deliverable scheme that contributes positively to Portsmouth and the future housing strategy.

COST MANAGEMENT

PROGRAMME MANAGEMENT

PROJECT MANAGEMENT

Mace Consult is providing independent cost and programme advice, working closely with Corstorphine & Wright to test and refine each development option. With extensive experience supporting local authorities and public sector clients, Mace brings a strong understanding of cost certainty, risk management and project governance across complex regeneration and residential schemes. Their role includes preparing detailed cost estimates, benchmarking options against comparable projects and developing indicative programmes to assess phasing and delivery.

This input ensures that each option is underpinned by robust evidence and aligned with funding constraints, procurement strategy and statutory processes. By integrating cost, programme and risk considerations alongside the design development, Mace supports informed decision-making and helps to ensure that proposals are both ambitious and realistic, with a clear pathway to delivery.

SCf Consult

As appointed partners on the Southern Construction Framework (SCF), Corstorphine & Wright and Mace offer a fully integrated and complementary service to public sector clients. Within SCF Consult, Corstorphine & Wright act as lead supplier for design, engineering and surveying and strategy services, while Mace are the lead supplier for cost, project and programme management. This clearly defined structure enables a strong, aligned delivery model built around collaboration and clarity of roles.

Through this partnership, clients can access a seamless multi-disciplinary team via a single procurement route. Corstorphine & Wright lead the design and technical disciplines, supported by a pre-assembled and trusted wider consultant team, while Mace provide project leadership, commercial management and delivery oversight. This integrated approach allows projects to mobilise rapidly, with established ways of working and the ability to commence within days of appointment .

The framework provides flexibility in how services are procured. Clients can appoint either Corstorphine & Wright or Mace directly for their respective services, or utilise the alliance approach, enabling both organisations to be appointed together as a single, coordinated team. This ensures a cohesive approach from the outset, aligning design, cost and programme from day one and supporting better project outcomes .

Importantly, this relationship extends beyond consultancy. In addition to appointments through SCF Consult, clients can also procure construction services through the parallel SCF Construct framework. This creates a clear and compliant route from early strategy and design through to delivery on site, maintaining continuity of team, knowledge and approach throughout the project lifecycle.

Overall, our joint position within SCF provides clients with a proven, collaborative delivery model, combining design excellence, commercial certainty and programme control, alongside the ability to draw on a wider, established supply chain where required.

1.3 Executive Summary

This section briefly outlines the brief and the key findings so those who do not have the time to read and digest the whole report can understand the outcomes and reasoning behind them.

Tipton House, Edgbaston House, Barkis House and Nickleby House are high-rise Large Panel System (LPS) residential buildings in Portsmouth, owned and managed by Portsmouth City Council. Structural surveys undertaken in 2024 identified that all four blocks require an extensive strengthening scheme to mitigate the risk of disproportionate collapse and to ensure their long-term structural integrity.

Barkis House and Nickleby House (B&N) are sister blocks located in Buckland, Portsmouth. The buildings are 18-storey residential towers constructed in 1965 using the Reema Solid Large Panel System (Conrad Type), comprising load-bearing precast concrete panels supported on a traditional reinforced concrete ground floor slab with ground beams and piled foundations.

Tipton House and Edgbaston House (T&E) are sister blocks located in Somerstown, Portsmouth. The 18-storey blocks were constructed in 1966 using the Bison LPS system with precast concrete components, supported on a traditional reinforced concrete ground floor slab with ground beams and assumed piled foundations.

The consultant team has been appointed to prepare a feasibility study that explores a range of future intervention strategies for both T&E and B&N. The study will assess the technical, financial and environmental implications of the following scenarios:

Option 1 - Essential Works:

Structural strengthening and associated works required to address disproportionate collapse risk and maintain safe occupation.

Option 2 - Essential Works and Retrofit:

Structural strengthening combined with fabric and services retrofit to improve energy performance to Enerphit standard and extend building lifespan.

Option 3 - Essential Works, Retrofit and Sprinklers:

As Option 2, with the addition of a full sprinkler installation to enhance fire safety provision.

Option 4 - Full Deconstruction:

Complete demolition of the existing blocks and consideration of future redevelopment potential.

This document sets out the context, constraints and opportunities associated with each block and establishes the basis for evaluating the above options to inform Portsmouth City Council's long-term asset strategy.



1

Option Summary:
Comprehensive structural remediation and compliance-led refurbishment to address disproportionate collapse risk, fire safety deficiencies and statutory compliance, while undertaking full internal renewal necessitated by the extent of works.

Scope includes:

- Structural strengthening works in accordance with Appendix I.
- Asbestos removal associated with structural interventions.
- Full internal strip-out and refurbishment of flats and communal areas, including kitchen and bathroom replacement (to PCC core standards).
- Replacement of all windows, entrance/exit doors and roof coverings.
- External fabric repairs identified in structural surveys.
- EPC review and upgrades to achieve minimum EPC C.

Fire safety remedial works (FRA Type 4 / FRAEW / Fire Strategy), including:

- Replacement of all flat and communal fire doors (BM Trada certified).
- Creation of protected escape routes where required (FD30s door sets).
- Fire stopping throughout, including service penetrations and ventilation shafts.
- Upgraded detection systems (Grade D LD1/LD2 as appropriate).

Compliance and M&E upgrades including:

- Electrical rewiring and surge protection
- Wet riser installation.
- AOV upgrades.
- Lift replacement.
- Water mains riser replacement.
- Emergency lighting upgrades (BS 5266-1).
- Waste and ventilation system replacement/upgrades.
- Full heating system replacement at T&E (reviewing community heating vs electric solutions).
- Heating network infrastructure upgrades at B&N, including HIU replacement.
- Associated making good and essential ancillary works.

2

Option Summary:
Includes all works within Option 1, supplemented by a deep energy retrofit strategy targeting EnerPHit standards to significantly improve thermal performance, carbon reduction and long-term asset value.

Additional scope includes:

External Wall Insulation (EWI) installation.

Triple-glazed window systems.

Heat recovery ventilation systems (MVHR).

Roof-mounted photovoltaic (PV) installation.

Air tightness improvements and fabric-first energy upgrades throughout.

3

Option Summary:
Includes all works within Option 2, with the addition of a full domestic sprinkler system to enhance life safety and future-proof fire strategy compliance.

Additional scope includes:

Installation of a sprinkler system throughout all flats and communal areas in accordance with BS 9251:2021.

Concealed sprinkler pipework within suspended ceilings in communal areas and boxed-in installations within dwellings.

4

Option Summary:
Complete demolition of the existing blocks to ground level, followed by redevelopment to provide replacement homes, with opportunity to optimise site efficiency, improve dwelling mix and deliver modern, compliant buildings.

Scope includes:

Full deconstruction in accordance with all relevant legislation and environmental requirements.

Development of a decant strategy for existing residents.

Rebuild to provide a comparable number of homes, with potential to increase proportion of larger family units.

Review of site layout, density and building form to improve efficiency, viability and long-term sustainability.

Opportunity to deliver new-build homes to current Building Regulations and enhanced environmental standards.

2.0 Context

Barkis House and Nickleby House (B&N) are located in Buckland, to the north of the city centre, while Tipton House and Edgbaston House (T&E) are situated in Somerstown, immediately adjacent to the commercial core of Portsmouth. Both locations form part of established residential neighbourhoods, supporting the continued use of these sites for housing.

Buckland is a predominantly residential area with good access to local employment across retail, public sector and maritime industries, as well as schools, open space and community facilities. Somerstown occupies a highly sustainable inner-urban location within walking and cycling distance of the city centre, key employment areas and the University of Portsmouth, supporting strong ongoing demand for affordable housing.

Both sites benefit from strong public transport connectivity, including frequent bus routes and access to regional rail services at Portsmouth & Southsea railway station. Combined with close proximity to day-to-day amenities and employment opportunities, these factors indicate that both B&N and T&E remain well suited to a continued residential use within the urban context of Portsmouth.

1. Portsmouth & Southsea Train Station
2. Victoria Park
3. Cascades Shopping Centre
4. Buckland Park
5. Kingston Park
6. Fratton Park
7. University of Portsmouth
8. Gunwharf Quays
9. HM Naval Base



Barkis House and Nickleby House are located within the Buckland area of Portsmouth, set within a post-war residential estate characterised by mid- to high-rise social housing blocks, lower-rise maisonettes and communal open spaces. The buildings sit within a primarily residential context, with landscaped amenity areas, local play spaces and estate parking courts forming their immediate surroundings.

The blocks are positioned close to local neighbourhood routes that connect north-south towards the city centre and south-east towards Copnor and Hilsea, providing strong permeability for pedestrians and cyclists. Immediately adjacent uses are almost entirely residential aside from ARK Dickens Primary Academy which sits to the east of the site. Convenience retail parades and community facilities are located within walking distance, reinforcing day-to-day amenity provision for residents.

The wider Buckland estate has undergone phases of regeneration and investment, and the presence of established community infrastructure and public open space contributes to the continued suitability of the site for long-term residential use. The immediate urban grain is relatively open compared to the city centre, with generous spacing between blocks and views across the surrounding estate, which may influence considerations around massing, daylight and potential redevelopment capacity.

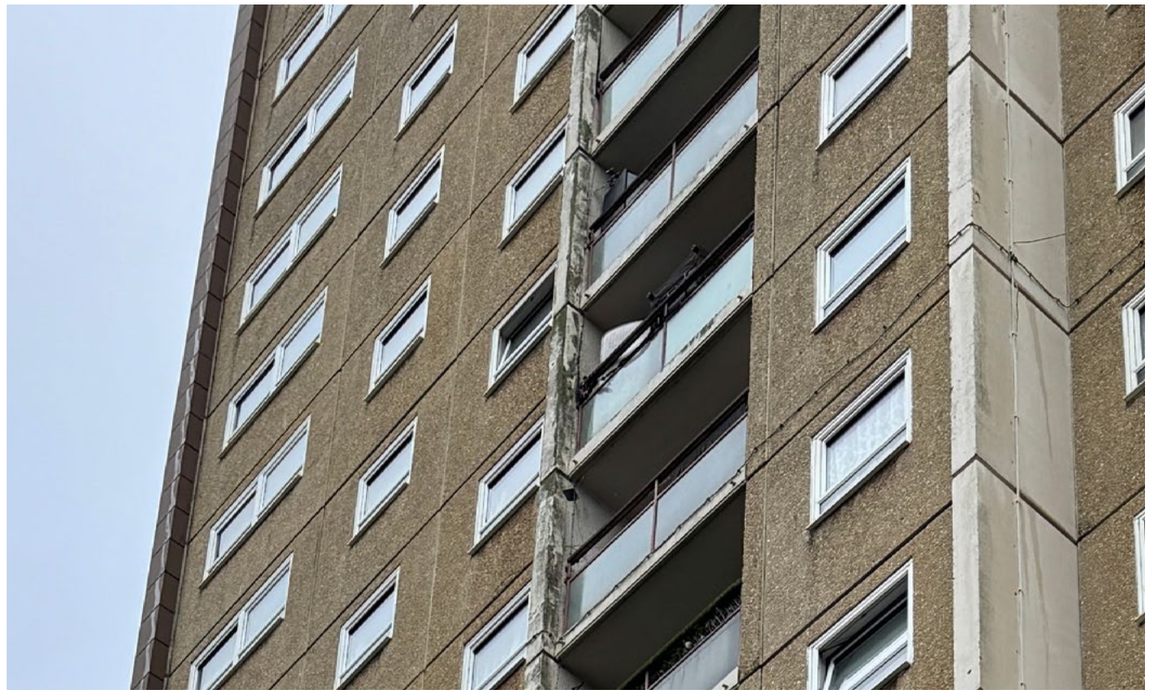




NICKLEBY FROM OLD COMMERCIAL ROAD CAR PARK



SOUTH WEST CORNER OF BARKIS HOUSE



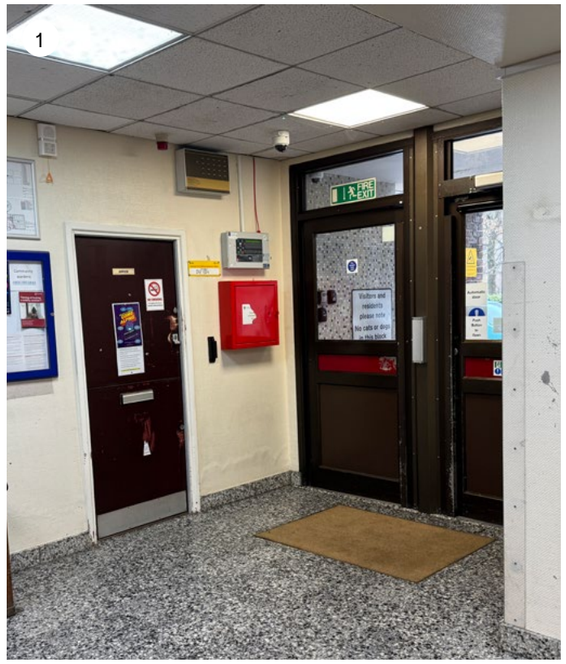
WEST ELEVATION OF NICKLEBY

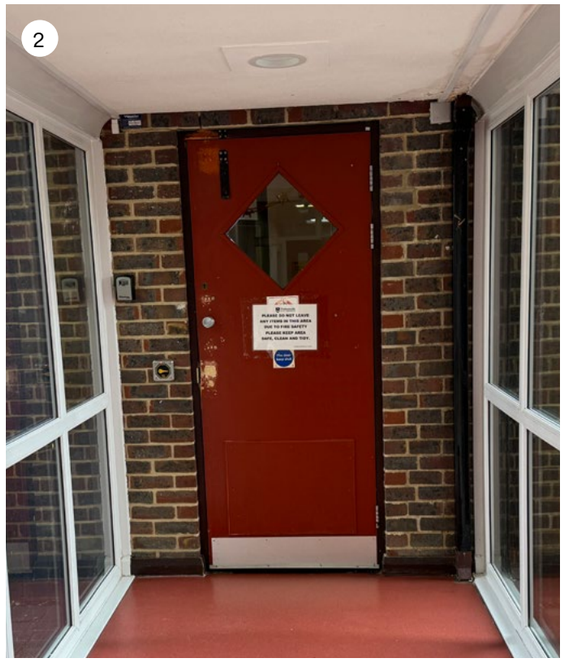


VIEW FROM CHURCH STREET (NICKLEBY FOREGROUND, BARKIS BACKGROUND)

2.4 Internal Photos

1. ENTRANCE LOBBY/ FINAL EXIT
2. LINKING DOOR TO COMMUNITY ROOM
3. TYPICAL CONCRETE STAIR
4. WINDOW TO STAIR LOBBY
5. STEEL FRAME PITCHED ROOF
6. EXTERNAL REFUSE CHUTES
7. ROOF PLANT ACCESS
8. COMMUNITY ROOM

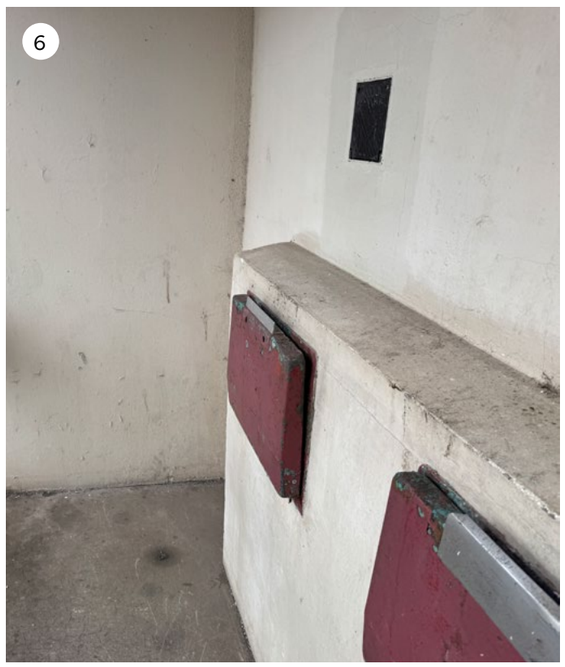


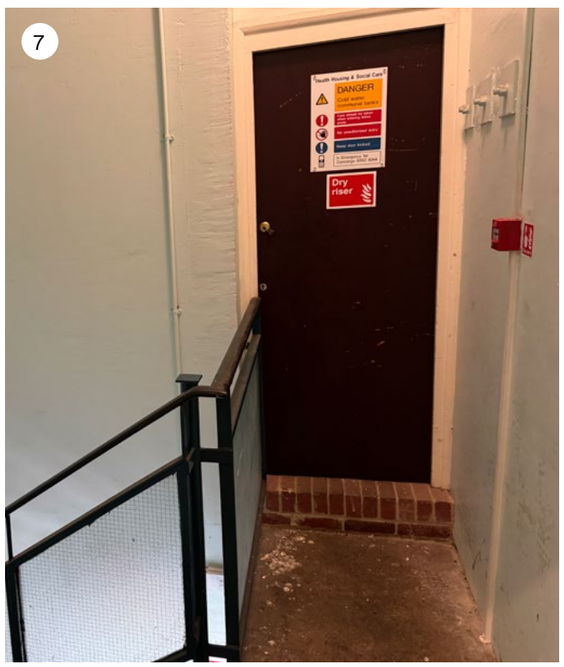


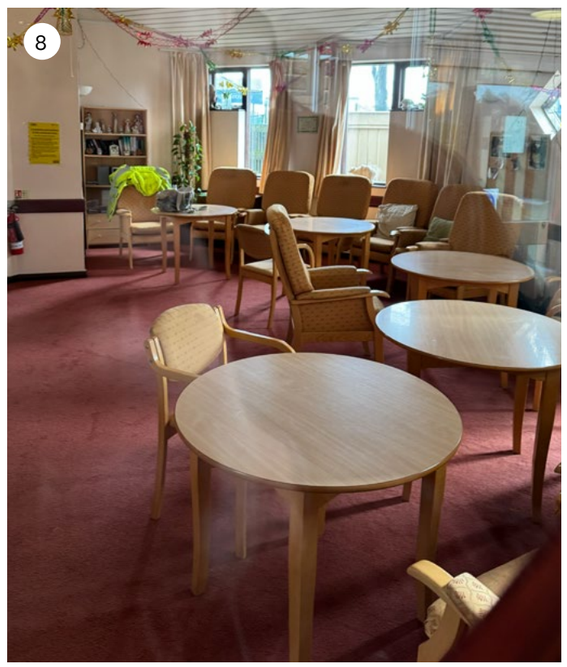












Tipton House and Edgbaston House are situated within Somerstown, immediately to the north-west of Portsmouth city centre, forming part of a dense inner-urban residential neighbourhood. The towers sit within a mixed context of post-war residential blocks, more recent infill housing and civic/community buildings, creating a varied but strongly residential-led environment.

The immediate setting is more urban and tightly grained than Buckland, with direct adjacency to local estate roads, footpaths and shared amenity spaces that connect into the surrounding neighbourhood. Immediately to the north of the site is Somerstown Central Community Hub. The blocks are in close proximity to key local routes leading towards the commercial core, the seafront and major employment areas, supporting high levels of walkability and accessibility.

Neighbouring land uses include other council-managed housing, community facilities and local retail frontages along nearby distributor roads, providing convenient access to everyday services. The proximity to major transport corridors and the city centre places the blocks within a highly accessible location, while the surrounding built form of mid- and high-rise residential buildings establishes a context where continued high-density housing is appropriate.



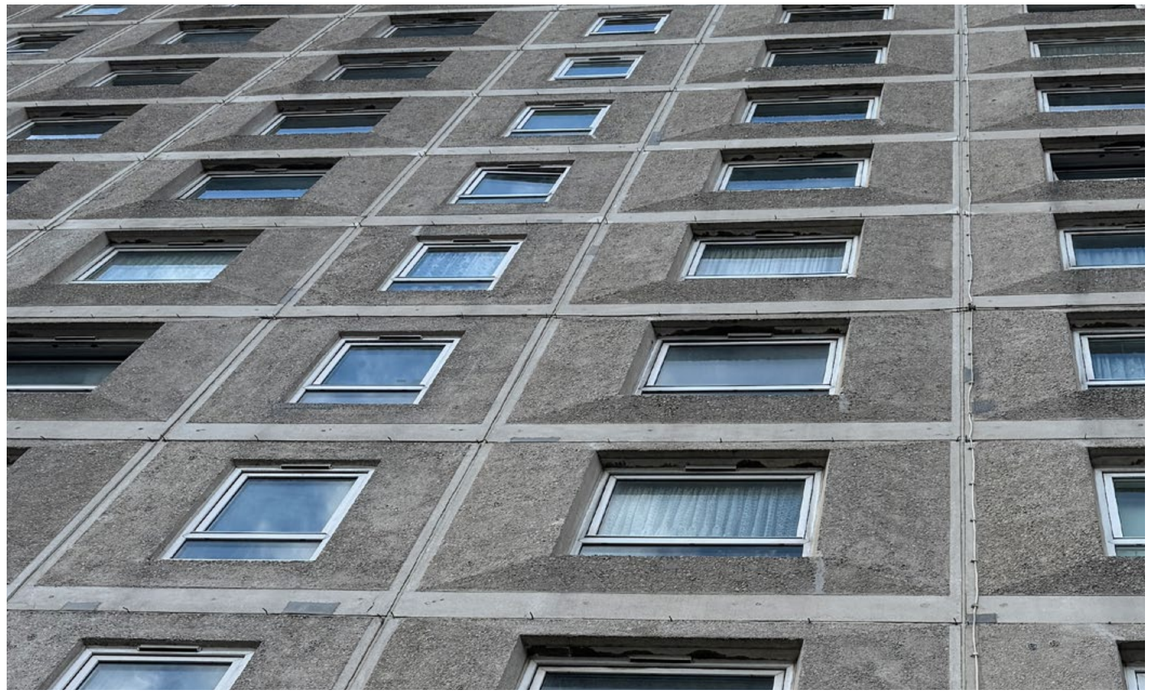
2.6 External Photos



COMMUNITY SPORTS FACILITIES IN FRONT OF EDGBASTON HOUSE



TIPTON HOUSE VIEWED FROM BASE OF EDGBASTON HOUSE



WEST ELEVATION OF TIPTON HOUSE



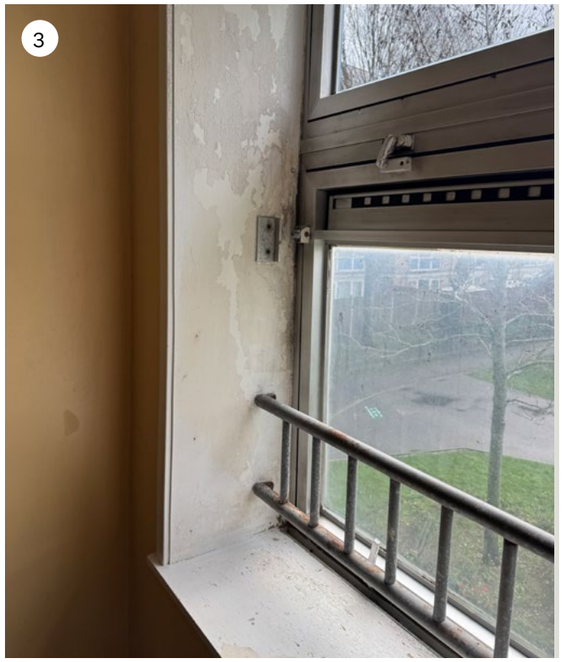
EAST ELEVATION OF EDGBASTON HOUSE

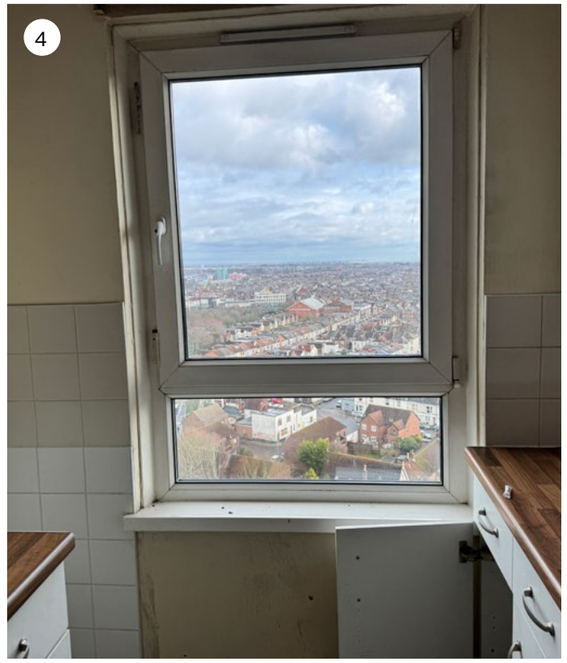
2.7 Internal Photos

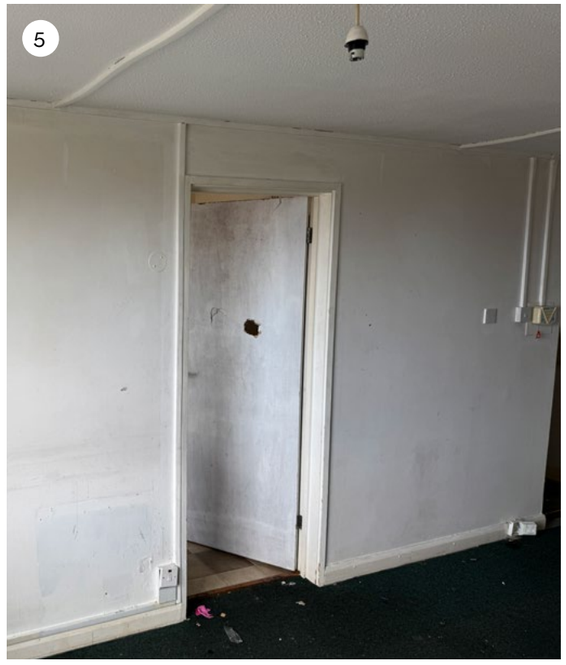
1. ENTRANCE LOBBY/ FINAL EXIT
2. TYPICAL GENERAL ACCESS CORRIDOR
3. CORRIDOR WINDOW
4. TYPICAL KITCHEN WINDOW ARRANGEMENT
5. TYPICAL INTERNAL FINISHES WITH EXPOSED CONDUIT
6. FLOOR STANDING STORAGE HEATERS
7. TYPICAL APARTMENT CORRIDOR
8. TYPICAL VENTILATED AIRING CUPBOARD

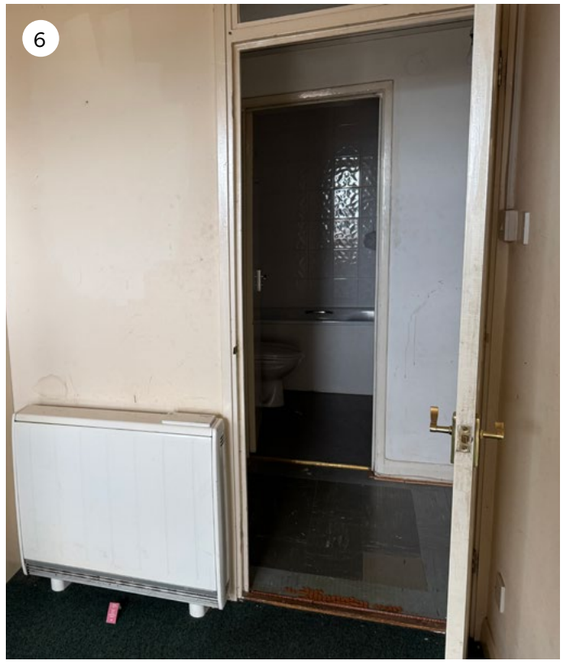


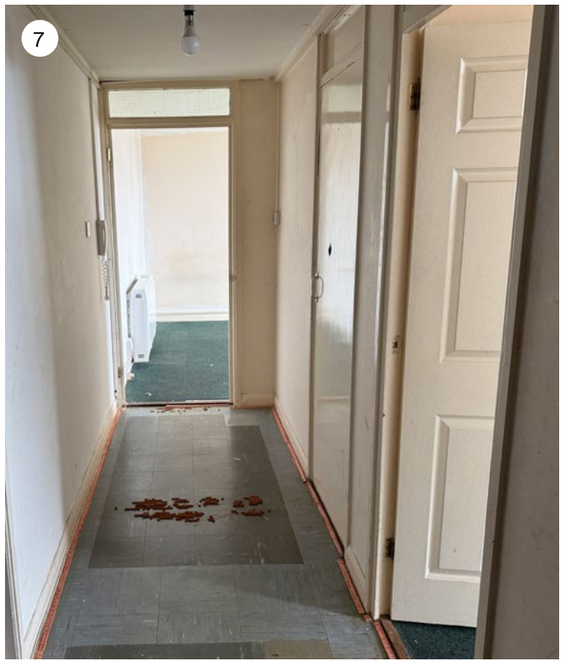














3.0 Building Analysis

BARKIS

STOREYS: 18

UNITS/ FLOOR: 8

TOTAL UNITS: 136

STAIRS: 1

LIFTS: 2

TYPICAL FLOOR GIA: 567M² GIA

BUILDING GIA: 10436M² GIA

NICKLEBY

STOREYS: 18

UNITS/ FLOOR: 8

TOTAL UNITS: 136

STAIRS: 1

LIFTS: 2

TYPICAL FLOOR GIA: 567M² GIA

BUILDING GIA: 10436M² GIA

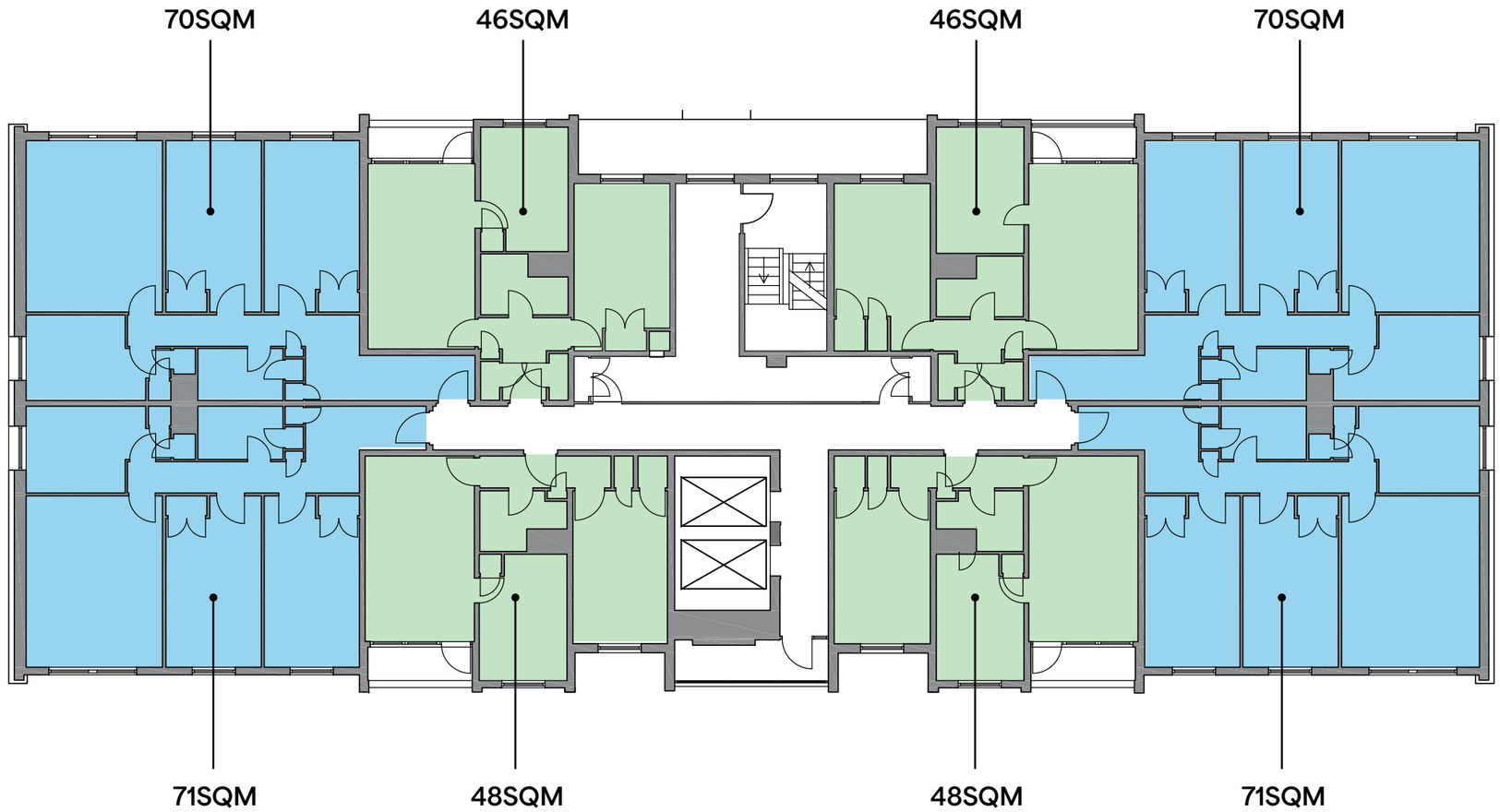
Buildings to each site are twinned, utilising the same form and layouts. Analysis hereafter will only be shown for one of the buildings whilst being applicable to both on each site.



Barkis House

- Typical floor provides 8 units, arranged as an even 50/50 split between 1-bed and 2-bed dwellings
- No 3-bedroom units are currently provided, limiting suitability for larger family households.
- Unit sizes are broadly repetitive at approximately 70–71 sqm (2B4P) and 46–48 sqm (1B1P), resulting in 4 × 2B4P and 4 × 1B1P per floor, with limited variation in typology and offer.
- Dual aspect is achieved to corner units, while the buildings' north-south orientation ensures the longer single-aspect elevations are not exclusively north facing, supporting acceptable daylight and solar access.
- Balconies are provided to 1-bedroom units only, with no private external amenity provision for 2-bedroom homes.
- All units are arranged off a central access corridor, resulting in a single-loaded internal circulation arrangement.
- Enclosed kitchens and entrance lobbies are utilised throughout, reflecting the original fire strategy and the absence of sprinkler protection (to be considered further in the fire strategy review).

  Overall, the existing layout delivers a consistent and efficient plan form but could benefit from a broader mix of unit sizes and family-oriented typologies.



B&N

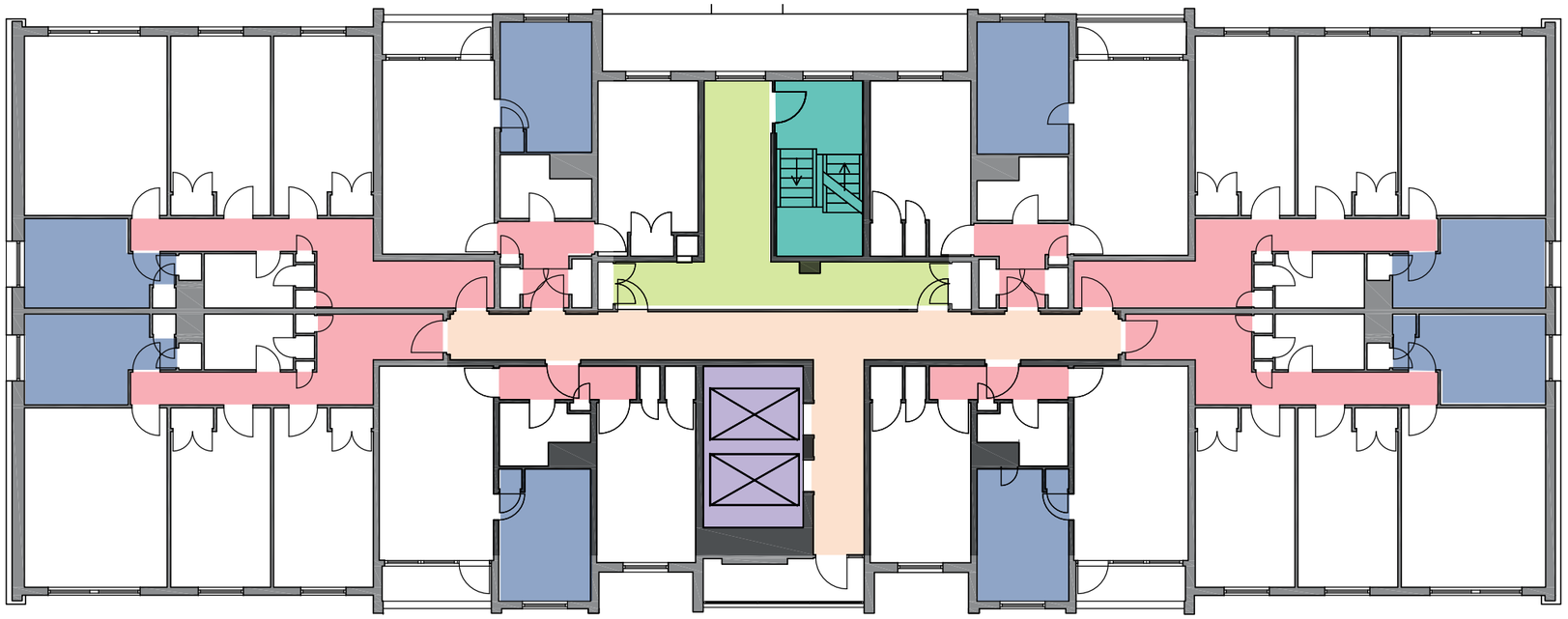
Barkis House

		APARTMENT UNITS								SUMMARY			APARTMENT MIX					
LEVEL	Communal	1	2	3	4	5	6	7	8	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B	TOTAL
GD	509									509	658							
1		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
2		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
3		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
4		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
5		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
6		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
7		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
8		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
9		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
10		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
11		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
12		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
13		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
14		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
15		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
16		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
17		**70**	**46**	**46**	**70**	**71**	**48**	**48**	**71**	470	567	83	4	0	0	4	0	**8**
		2B4P	1B1P	1B1P	2B4P	2B4P	1B1P	1B1P	2B4P									
18																		
TOTAL	**509**									**8499**	**10297**	83	**68**	**0**	**0**	**68**	**0**	**136**
													50%	0%	0%	50%	0%	
													50%		50%		0%	

Barkis House

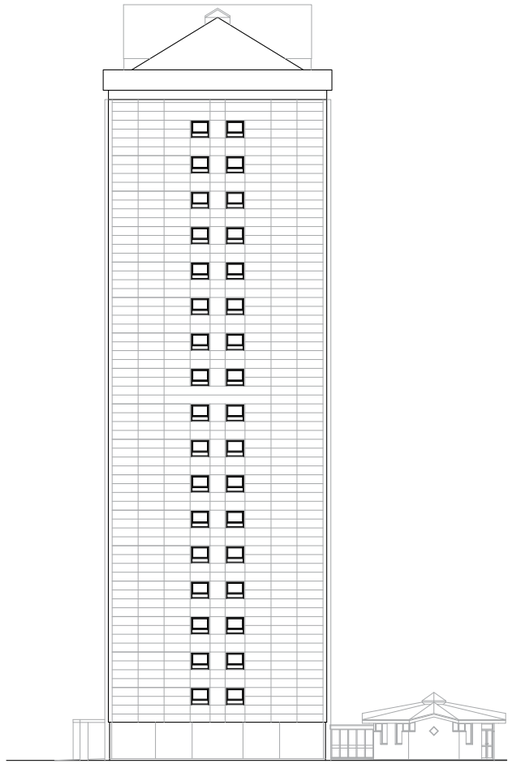
- The buildings are based on a stay-put evacuation strategy
- As 18-storey residential blocks, they fall within the definition of a Higher-Risk Building (HRB), subject to more stringent fire and life-safety requirements.
- Existing lifts are not designed as fire-fighting lifts and therefore do not provide compliant fire service access.
- A single protected escape stair is provided, separated from the central access corridor by a protected lobby.
- Current guidance for HRBs typically requires provision of a second stair to support evacuation and firefighting operations; this is not present.
- Passenger lifts open directly onto the access corridor, rather than into a protected firefighting lobby, which is not aligned with best practice.
- Provision of a smoke shaft or dedicated smoke ventilation strategy to the corridor is unclear, assumed fixed open louvred vents, TBC
- Each apartment incorporates a fully enclosed kitchen and entrance lobby, reflecting the absence of sprinkler protection and providing additional compartmentation.

Overall, the existing fire strategy and means of escape do not align with BS 9991 and current Approved Document B requirements, indicating the need for significant upgrades to meet HRB standards.



Barkis House

- The buildings are constructed using the Reema Solid Large Panel System (Conrad Type), comprising load-bearing precast concrete panels supported on a reinforced concrete ground floor slab, ground beams and piled foundations.
- External wall panels measure approximately 220mm thick, resulting in an assumed high U-value and poor overall thermal performance by current standards.
- Existing glazing provision is modest, with circa 1 sqm to bedrooms and kitchens and around 2 sqm to living areas, raising potential concerns regarding daylight levels in some rooms.
- Each window includes a 0.68 sqm side-hung inward opening light, which may provide adequate purge ventilation, subject to further assessment against current standards
- Windows are single glazed and would require replacement with double or triple-glazed units to improve thermal performance, comfort and energy efficiency.
- Air tightness is assumed to be poor due to the original panel construction and potential degradation windows, joints and seals over time.
- There is evident wear and deterioration to the existing precast concrete panel system, which will require repair and/or overcladding as part of any refurbishment or retrofit.



South



North

TIPTON

STOREYS: 18

UNITS/ FLOOR: 8

TOTAL UNITS: 136

STAIRS: 2

LIFTS: 2

TYPICAL FLOOR GIA: 614M² GIA

BUILDING GIA: 11156M² GIA

EDGBASTON

STOREYS: 18

UNITS/ FLOOR: 8

TOTAL UNITS: 136

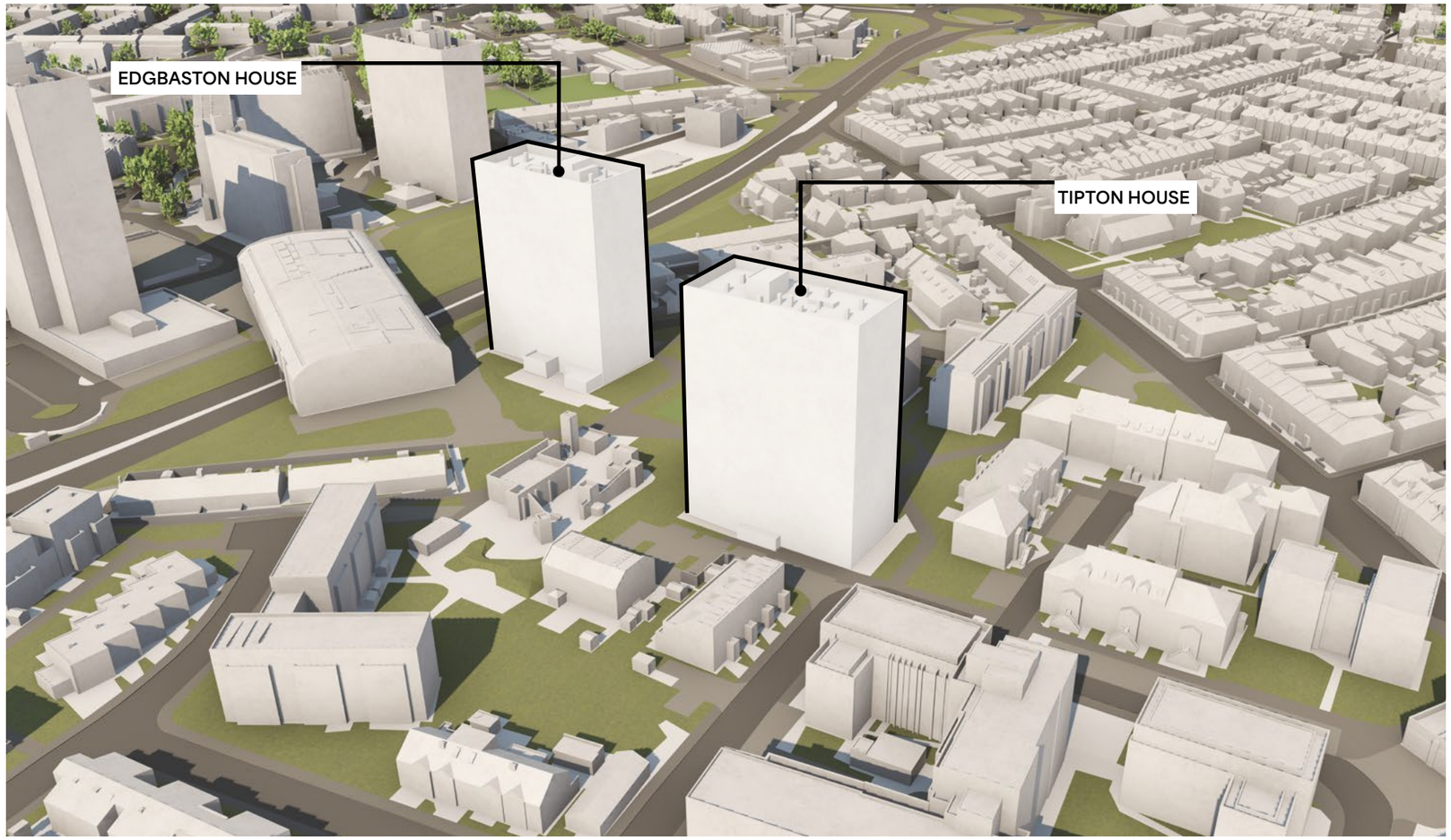
STAIRS: 2

LIFTS: 2

TYPICAL FLOOR GIA: 614M² GIA

BUILDING GIA: 11156M² GIA

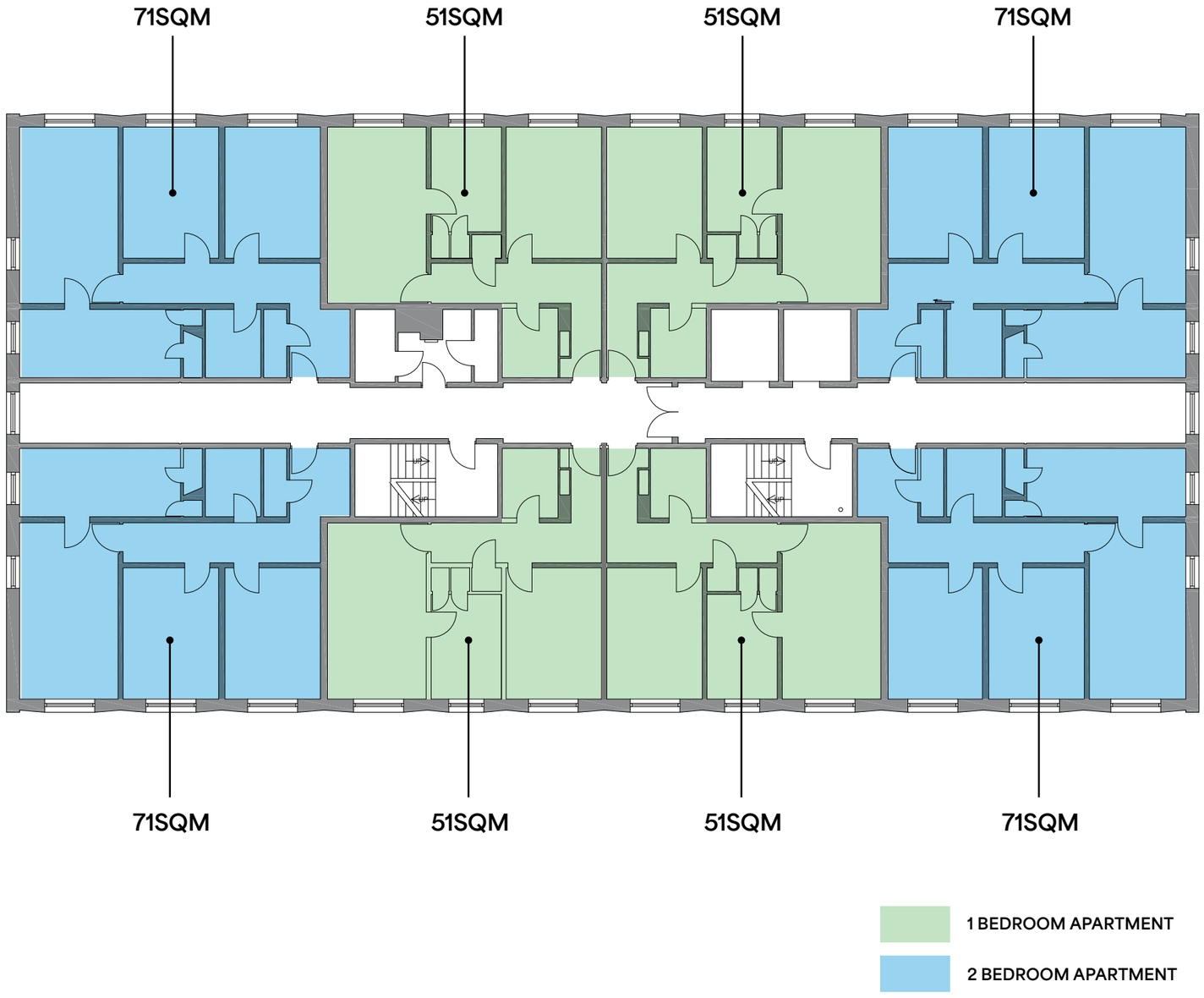
Buildings to each site are twinned, utilising the same form and layouts. Analysis hereafter will only be shown for one of the buildings whilst being applicable to both on each site.



3.7 Floor Plan Review - Unit Types

Tipton House

- Typical floor provides 8 units, arranged as an even 50/50 split between 1-bedroom and 2-bedroom dwellings.
- No 3-bedroom units are provided, limiting the range of accommodation for larger households.
- Unit sizes are approximately 71 sqm (2-bed) and 51 sqm (1-bed), with the 1-bed units importantly meeting 1B2P Nationally Described Space Standards, unlike those at Barkis and Nickleby.
- Dual aspect is achieved to corner units, and the north-south building orientation ensures single-aspect units to the longer elevations are not solely north facing, supporting acceptable daylight and solar access.
- No balconies are provided to any units, resulting in an absence of private external amenity space.
- All apartments are accessed from a central corridor; however, the corridor extends to the external wall, improving access to natural light but reducing plan efficiency compared to a fully internalised arrangement.
- Enclosed kitchens and entrance lobbies are incorporated throughout, reflecting the original fire strategy and absence of sprinklers, but limiting layout flexibility and efficiency.
- Two protected stairs and two lifts



T&E

Tipton House

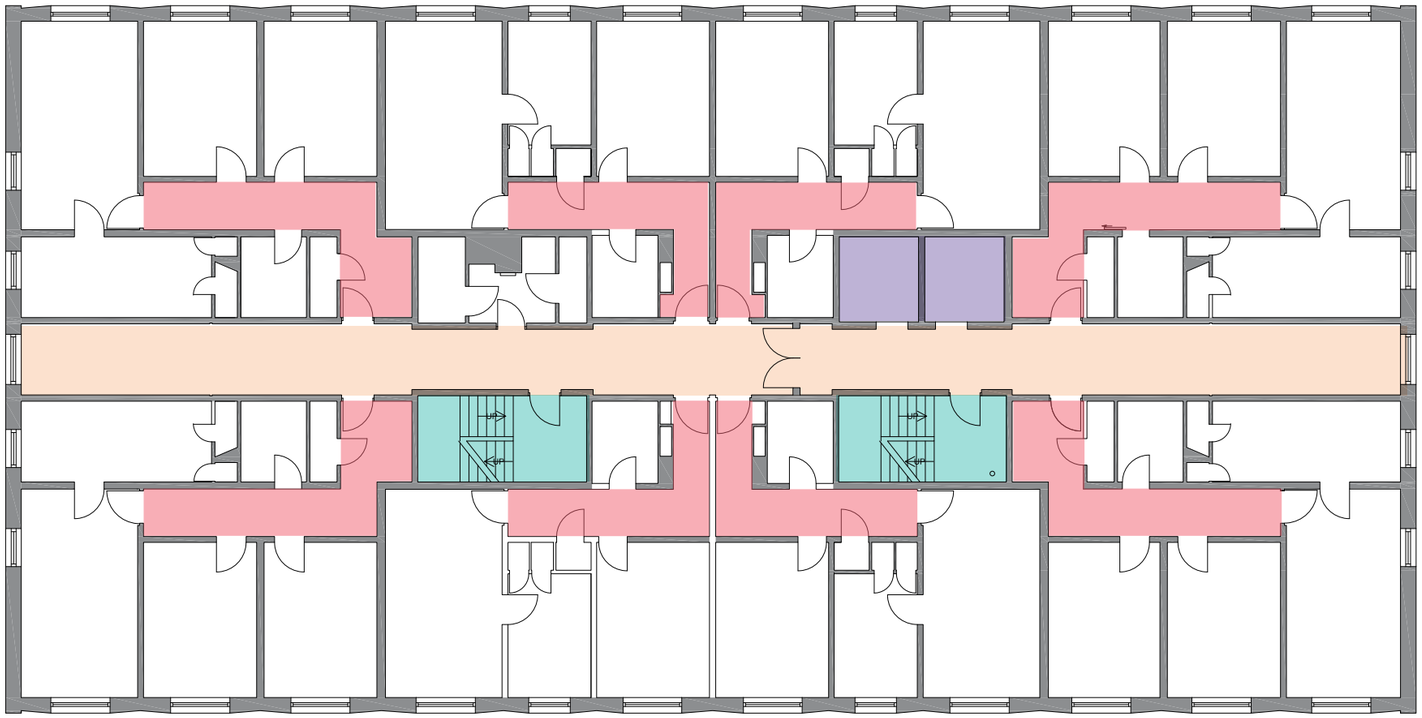
		APARTMENT UNITS								SUMMARY			APARTMENT MIX					
LEVEL	Communal	1	2	3	4	5	6	7	8	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B	TOTAL
GD	593									593	680							
1		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
2		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
3		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
4		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
5		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
6		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
7		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
8		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
9		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
10		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
11		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
12		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
13		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
14		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
15		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
16		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
17		**71**	**51**	**51**	**71**	**71**	**51**	**51**	**71**	488	614	79	0	4	0	4	0	**8**
		2B4P	1B2P	1B2P	2B4P	2B4P	1B2P	1B2P	2B4P									
18											268							
TOTAL	**593**									**8889**	**11386**	78	**0**	**68**	**0**	**68**	**0**	**136**
													0%	50%	0%	50%	0%	
													50%		50%		0%	

T&E

Tipton House

- The building operates on a stay-put evacuation strategy, consistent with the original design approach for high-rise LPS residential towers.
- At 18 storeys, the block is classified as a Higher-Risk Building (HRB) and is therefore subject to more stringent fire and life-safety requirements.
- Two lifts are provided; however, these are not designed as fire-fighting lifts and do not meet current standards for fire service access.
- The building benefits from two escape stairs, an improvement over the single-stair arrangement at Barkis and Nickleby, though their configuration still presents compliance limitations.
- Stairs and lifts discharg directly onto the central access corridor, which is not aligned with best practice.Smoke ventilation is assumed to be provided via AOVs at corridor ends through the external wall, subject to confirmation and performance review.
- Each apartment includes a fully enclosed entrance lobby and separate kitchen, providing compartmentation in the absence of sprinklers. While supporting the stay-put approach, this arrangement constrains layout efficiency and adaptability.

  Overall, the existing fire strategy and means of escape do not align with BS 9991 and current Approved Document B requirements.



APARTMENT ACCESS CORRIDOR

STAIR LOBBY

GENERAL ACCESS STAIR

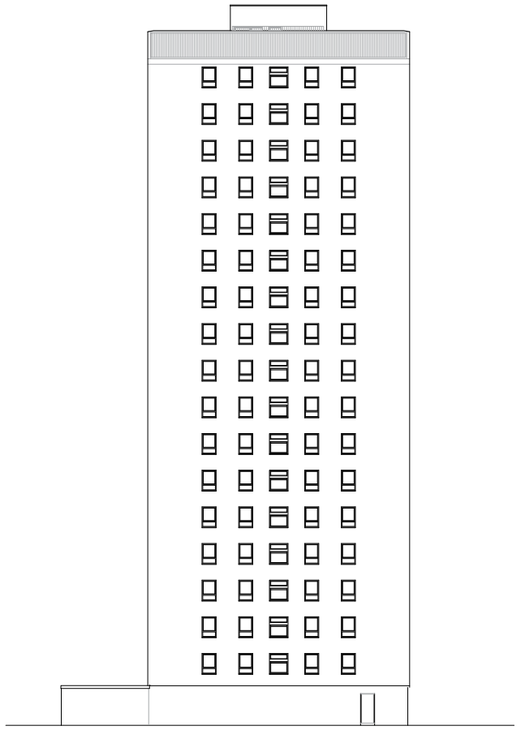
LIFTS

APARTMENT INTERNAL LOBBY

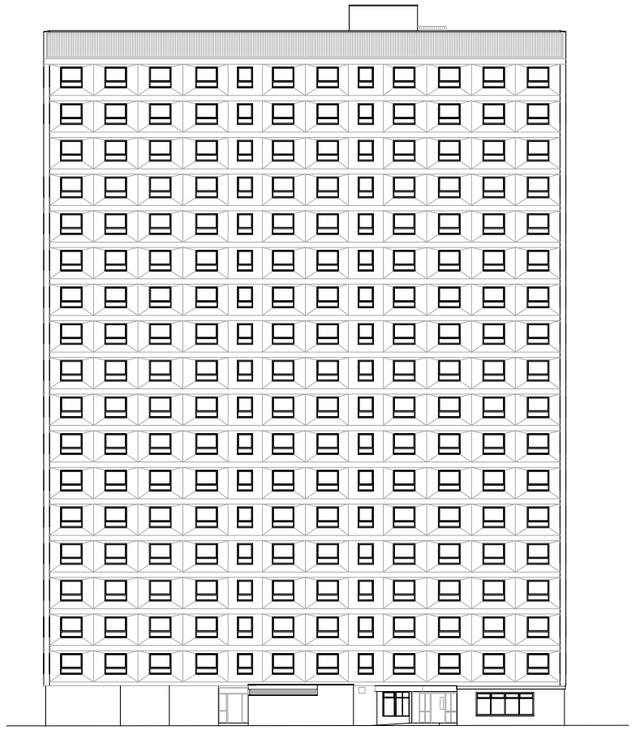
T&E

Tipton House

- The building is constructed using the Bison Large Panel System (LPS) with precast concrete components, supported on a traditional reinforced concrete ground floor slab with ground beams and assumed piled foundations.
- External wall construction varies between approximately 335mm and 400mm thick precast sandwich panels, assumed to provide poor thermal performance by current standards due to limited insulation.
- Existing glazing provision is modest, with circa 1.5 sqm to bedrooms and living rooms and around 1 sqm to kitchens, which may present potential daylight limitations in some spaces.
- Each window incorporates a side-hung inward opening light of approximately 0.75 sqm, which may offer suitable purge ventilation subject to assessment against current standards.
- Windows are single glazed and would require replacement with double or triple-glazed units to improve thermal performance, comfort and energy efficiency.
- Air tightness is assumed to be poor due to the original panel construction and potential degradation of windows, joints and seals over time.
- There is evident wear and deterioration to the existing precast concrete panel system, which will require repair and/or overcladding as part of any refurbishment or retrofit.



North



East

3.11 Works to Date

Several desktop and intrusive structural investigations have been carried out on the blocks over their lifetime. A summary of those conducted since 2010 is provided below. The most recent investigations were undertaken by Wilde Consultants between November 2024 and March 2025. These assessments recommended retrofit strengthening works, including the installation of vertical ties adjacent to load-bearing walls and horizontal ties between walls. The proposals were detailed in the subsequent Engineering Works Report, supported by drawings and structural calculations, all of which are included in Appendix I.

The Wilde strengthening design has been submitted for third-party peer review to verify its viability and explore potential alternative solutions. This review is being undertaken by Curtins, an engineering consultancy with extensive LPS expertise. According to Curtins' programme:

- The initial design review is expected between 10/11/2025 (lower estimate) and 01/12/2025 (upper estimate).
- The full consultants' report is anticipated between 29/12/2025 (lower estimate) and 23/02/2026 (upper estimate).

Any findings from Curtins that impact Wilde's strengthening proposals will be communicated upon receipt, ensuring the design strategy remains robust and fully verified.

Tipton	Edbaston	Barkis	Nickleby
2010 - High rise structural inspection report (PCC)	2010 - High rise structural inspection report (PCC)	2010 - High rise structural inspection report (PCC)	High rise structural inspection report (PPC)
2011 August - Report on inspection, testing & make-safe condition survey (The Concrete & Corrosion Consultancy Practice Ltd)	2011 August - Report on inspection, testing & make-safe condition survey (The Concrete & Corrosion Consultancy Practice Ltd)	2019 December - Concrete Condition Survey (Martech)	2019 December - Concrete Condition Survey (Martech)
2015 October - Concrete Testing & Investigations (Martech)	2015 October - Concrete Testing & Investigations (Martech)	2020 February - Specification of works for Barkis House (Wilde)	2020 February - Specification of works for Barkis House (Wilde)
2019 December - Concrete Condition Survey (Martech)	2019 December - Concrete Condition Survey (Martech)	2022 January - Report on the review of BRE structural assessment for accidental loading (BRE)	2022 January - Report on the review of BRE structural assessment for accidental loading (BRE)
2020 February - Specification of works for Tipton House (Wilde)	2020 February - Specification of works for Edgbaston House (Wilde)	2022 June - Report on the review of BRE structural assessment for accidental loading (Wilde)	2022 June - Report on the review of BRE structural assessment for accidental loading (Wilde)
2021 July - Preliminary Assessment of Analysis for accidental loading (Wilde)	2021 July - Preliminary Assessment of Analysis for accidental loading (Wilde)	2025 March - Updated Visual Inspection (Wilde)	2025 March - Updated Visual Inspection (Wilde)
2021 October - Updated structural assessment for accidental loading (BRE)	2021 October - Updated structural assessment for accidental loading (BRE)		
2022 January - Report on the review of BRE structural assessment for accidental loading (Wilde)	2022 January - Report on the review of BRE structural assessment for accidental loading (Wilde)		
2022 May - Updated structural assessment for accidental loading (BRE)	2022 May - Updated structural assessment for accidental loading (BRE)		
2022 June - Report on the review of BRE structural assessment for accidental loading (Wilde)	2022 June - Report on the review of BRE structural assessment for accidental loading (Wilde)		
2025 March - Updated Visual Inspection (Wilde)	2025 March - Updated Visual Inspection (Wilde)		

4.0 Options 1-3

OPTION 1 ESSENTIAL WORKS



Structural & Asbestos

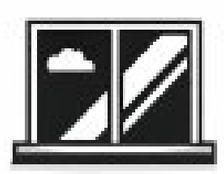
Full structural remediation as per Appendix I, including installation of vertical and horizontal ties.

Complete asbestos removal where required to facilitate structural works.



Internal Refurbishment

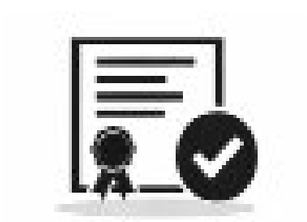
Full refurbishment of flats and communal areas to enable structural works, including kitchens, bathrooms, finishes, and first-fix replacements as per PCC core materials (Appendix II).



External Fabric & Openings

Replacement of all windows and external entrance/exit doors.

Roof replacement and external panel repairs identified in structural surveys.



Compliance & MEP Upgrades

Electrical, water, lifts, and life-safety systems including:

Electrical rewiring and surge protection.

Wet riser installation and AOV upgrades.

Lift replacement.

Water mains riser and waste system upgrades.

Emergency lighting (BS 5266-1) and communal ventilation systems.

Bathroom and kitchen ventilation improvements.



Heating System Upgrades

Full replacement of heating systems in T&E, considering community heating or electric panels.

Replacement of Heat Interface Units in B&N and associated network upgrades.



Fire Safety Upgrades

All works identified in FRA Type 4, FRAEW, and Fire Strategies, including:

Replacement of flat and communal fire doors with BM Trada certified doors.

Upgrades to fire detection/alarm systems (Grade D: LD1/LD2) and fire stopping throughout.

Creation of protected escape routes where required.



Ancillary & Making Good

Any additional works required to make good after structural, refurbishment, and M&E interventions.

4.2 Demolition/ Strip Out Scope

1 **PRE-CONSTRUCTION ENABLING & SURVEYS**
UNDERTAKE INTRUSIVE SURVEYS, SERVICE ISOLATIONS AND PREPARATORY DOCUMENTATION TO DEFINE THE EXTENT OF DEMOLITION AND PROTECT RETAINED STRUCTURE PRIOR TO WORKS.

2 **ASBESTOS REMOVAL (ENABLING STRIP-OUT)**
CARRY OUT LICENSED REMOVAL AND CERTIFIED DISPOSAL OF ALL IDENTIFIED ACMS TO ENABLE STRUCTURAL, FIRE AND M&E UPGRADE WORKS.

3 **INTERNAL STRIP-OUT TO FLATS (BACK TO FIRST FIX)**
STRIP ALL DWELLINGS BACK TO FIRST-FIX SHELL CONDITION, REMOVING FINISHES, FIXTURES, PARTITIONS AND EXISTING M&E INSTALLATIONS.

4 **COMMUNAL AREA STRIP-OUT**
REMOVE ALL FINISHES, CEILINGS, DOORS AND REDUNDANT SERVICES WITHIN CORRIDORS, RISERS AND PLANT AREAS TO FACILITATE FULL REFURBISHMENT AND INFRASTRUCTURE REPLACEMENT.

5 **STRUCTURAL OPENING-UP WORKS**
UNDERTAKE LOCALISED DEMOLITION AND OPENING-UP TO EXPOSE STRUCTURAL ELEMENTS AND ENABLE REMEDIATION WORKS.

6 **EXTERNAL ELEMENTS REMOVAL**
REMOVE ALL EXISTING WINDOWS, EXTERNAL DOORS AND ROOF BUILD-UPS IN PREPARATION FOR FULL REPLACEMENT.

7 **FIRE SAFETY RELATED STRIP-OUT**
REMOVE NON-COMPLIANT DOORS, GLAZING AND INSTALLATIONS TO ALLOW FIRE COMPARTMENTATION AND ESCAPE STRATEGY UPGRADES.

8 **M&E INFRASTRUCTURE STRIP-OUT**
REMOVE OBSOLETE ELECTRICAL, MECHANICAL, PUBLIC HEALTH AND LIFE SAFETY SYSTEMS TO ENABLE FULL SERVICES REPLACEMENT.

9 **PROTECTION AND TEMPORARY WORKS**
PROVIDE TEMPORARY PROTECTION, WEATHERPROOFING, FIRE SAFETY MEASURES AND SAFE ACCESS ARRANGEMENTS DURING DEMOLITION.

10 **WASTE MANAGEMENT & ENVIRONMENTAL CONTROLS**
MANAGE, SEGREGATE AND DISPOSE OF ALL WASTE MATERIALS IN ACCORDANCE WITH ENVIRONMENTAL AND REGULATORY REQUIREMENTS.

11 **COMPLETION CONDITION (POST STRIP-OUT)**
LEAVE ALL BLOCKS AND FLATS IN A SAFE, FIRST-FIX SHELL CONDITION READY FOR STRUCTURAL, FIRE AND REFURBISHMENT WORKS.

Preparation

Prior to commencement of any demolition or strip-out works, the Contractor shall undertake all necessary enabling activities including intrusive surveys to confirm the extent of structural opening-up works, asbestos containing materials (ACMs), and existing M&E infrastructure routes and risers.

Residents will be senstively decanted in to suitable alternative homes prior to any intrusive works.

All services shall be safely isolated, disconnected and certified prior to works. Detailed strip-out drawings shall be prepared identifying fire compartment lines, structural elements to be retained, and protection measures to the existing structure.

Licensed removal and disposal of all identified ACMs shall be carried out in accordance with the Control of Asbestos Regulations 2012 and HSE guidance, including air testing, clearance certification and documentation.

Asbestos removal shall be sequenced to facilitate structural remediation works, installation of new risers, and fire stopping and compartmentation upgrades.



Internal Strip-Out to Flats (Back to First Fix)

Removal and disposal of:

All kitchens, bathrooms and sanitaryware

Floor finishes including screeds where required for structural access

Suspended ceilings and bulkheads

Internal non-structural partitions where required to facilitate structural and fire compliance works

All internal doors and glazed screens

Built-in cupboards, wardrobes and fixtures

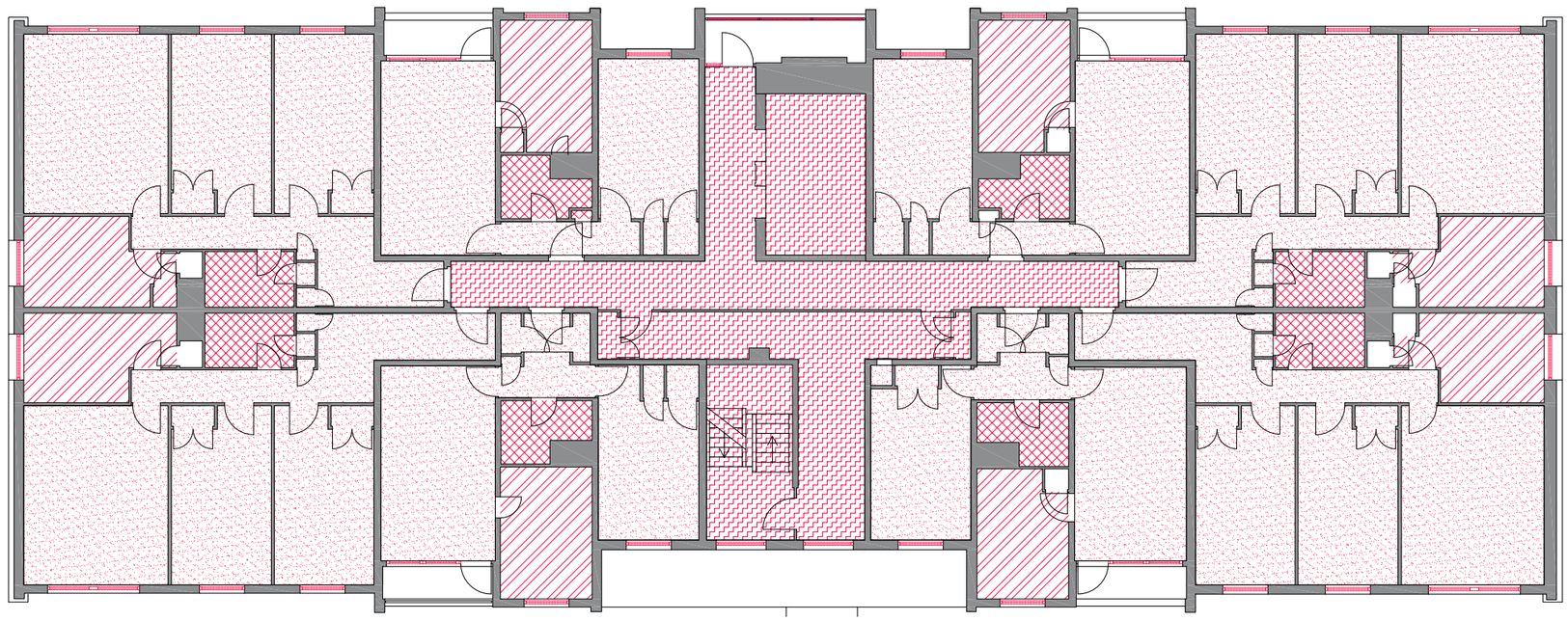
Wall linings, ceiling finishes and decorations

Existing heating systems, radiators and Heat Interface Units

Electrical distribution boards and wiring where upgrades are required

Mechanical extract fans and ductwork

Existing smoke and heat detection systems to allow installation of new LD1 / LD2 systems



KITCHEN EXTENTS

BATHROOM EXTENTS

GENERAL APARTMENT EXTENT

COMMUNAL, STAIRS & LIFTS

Communal Area Strip-Out

Removal and disposal of:

Suspended ceilings and service bulkheads within corridors, lobbies and stairwells

Wall linings and finishes

Floor coverings and screeds where required

Existing lighting installations and containment systems

Fire alarm cabling, devices and associated infrastructure

Redundant service runs, brackets and supports

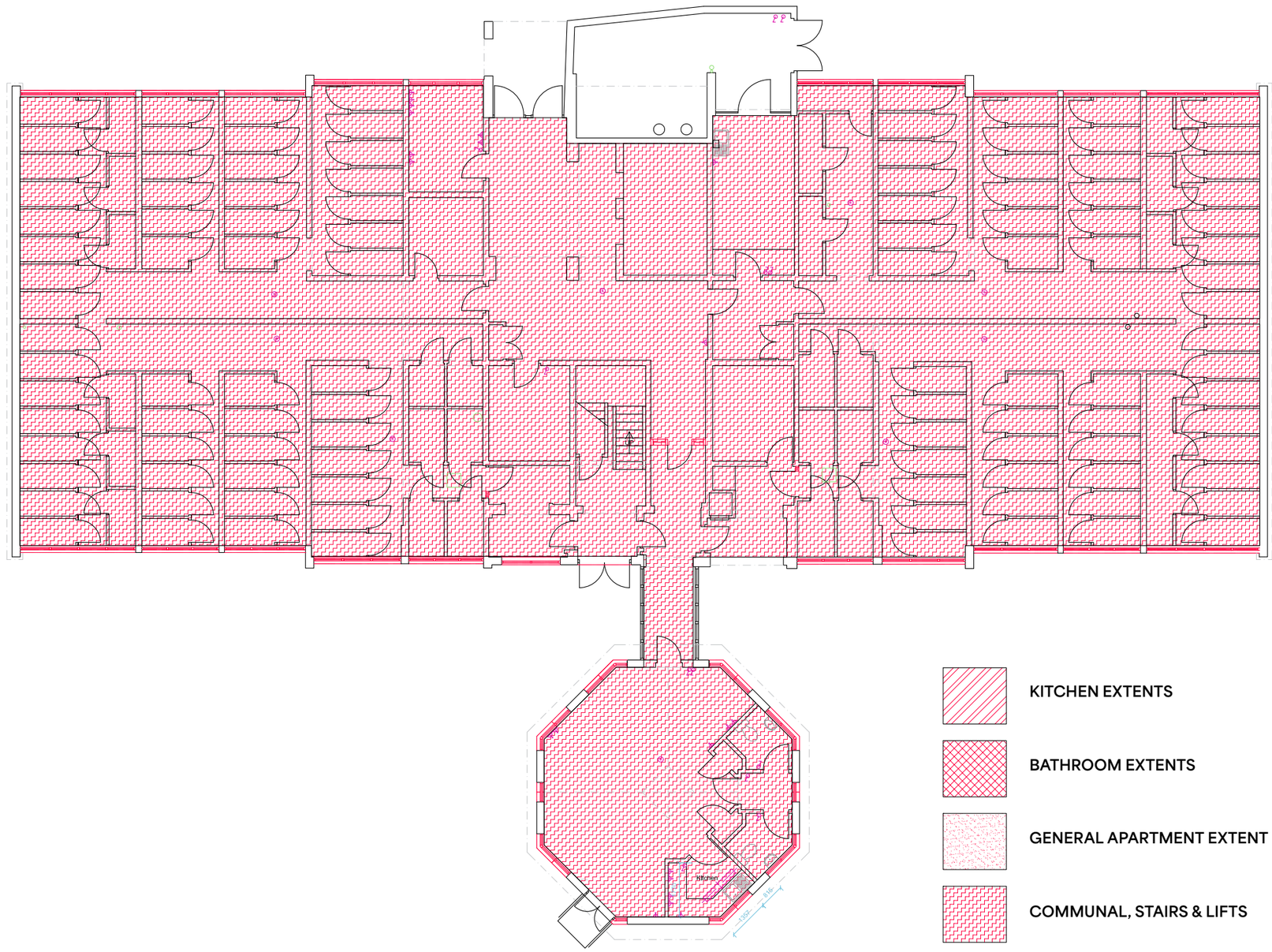
All communal fire doors including riser cupboard and bin chute doors

Redundant pipework, wiring and containment within service risers and plant areas

Existing water mains risers, waste stacks and ventilation ductwork where scheduled for replacement

Electrical busbars and sub-main cabling where identified for upgrade

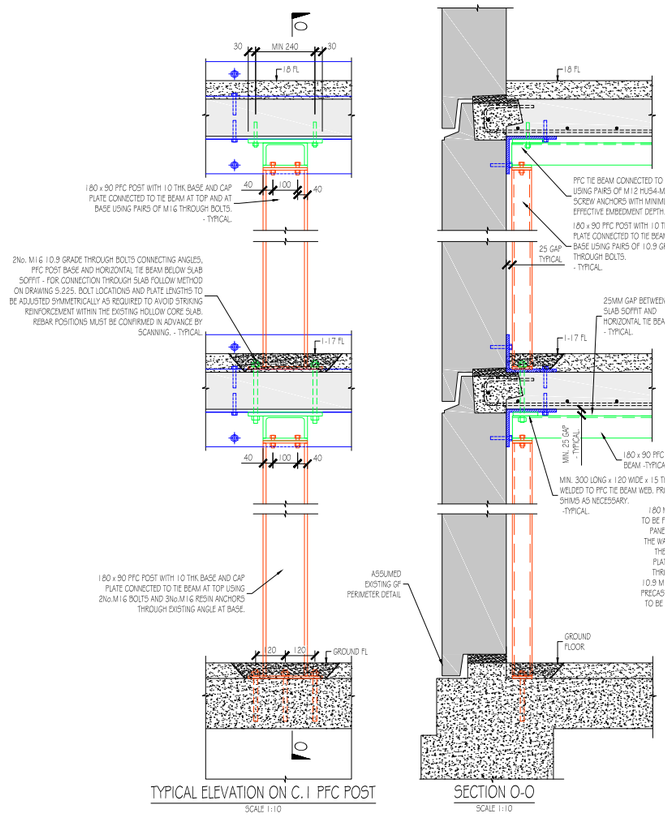
Builder's work opening-up to service risers to facilitate installation of new infrastructure

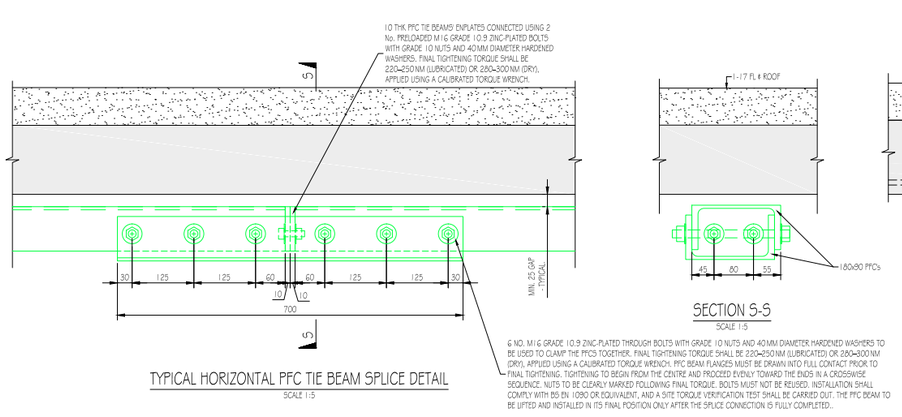


Structural Remediation Works

Wilde have carried out calculations to ascertain the scope of required strengthening works. Following these calculations, typical detail drawings have been prepared detailing the required works.

Please refer to Wilde drawings and documents for more details.





Fit Out Example - 1 Bed Apartment

Portsmouth City Council has an adopted Approved Materials / Core Components Schedule which sets out prescribed standards and product requirements for refurbishment and maintenance works. The document covers the following workstreams and component categories:

Paint

Wall Tiling

Flooring

Plumbing

Heating

Doors

Ironmongery

Fire Doors

Fire Stopping

PVCu Windows

Extractor Fans

Timber

Kitchens

Consumables

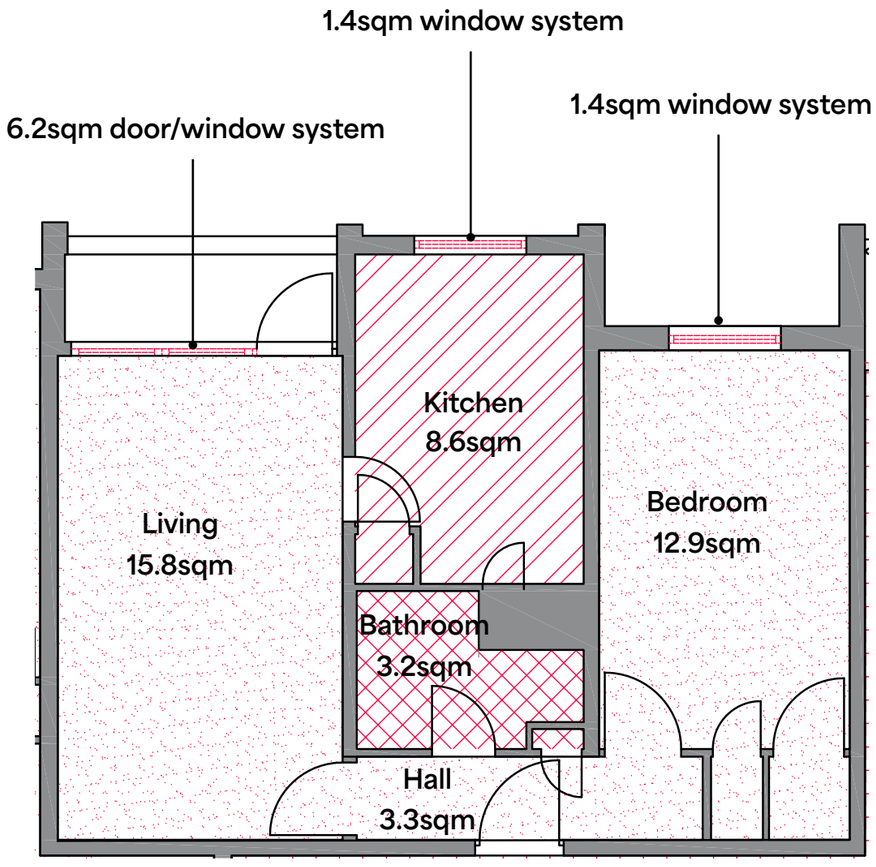
Electrical

Wallpaper

Disabled Adaptations

Tools and Equipment

Access Equipment



TYPICAL 1 BEDROOM APARTMENT

1 Bedroom Apartment Overview

Flooring Area: 43.8sqm

Ceiling Area: 43.8sqm

Walls Linear: 62m

Wall Area: 130sqm (assuming 2.1m f/c)

Fire Doors: 1 (Entry Door)

External Doors: 1 (Balcony)

Windows: 3

Window Area: 9sqm (inc. ext door)

Doors: 9 (varied, inc. risers)

Fit Out Example - 2 Bed Apartment

Portsmouth City Council has an adopted Approved Materials / Core Components Schedule which sets out prescribed standards and product requirements for refurbishment and maintenance works. The document covers the following workstreams and component categories:

Paint

Wall Tiling

Flooring

Plumbing

Heating

Doors

Ironmongery

Fire Doors

Fire Stopping

PVCu Windows

Extractor Fans

Timber

Kitchens

Consumables

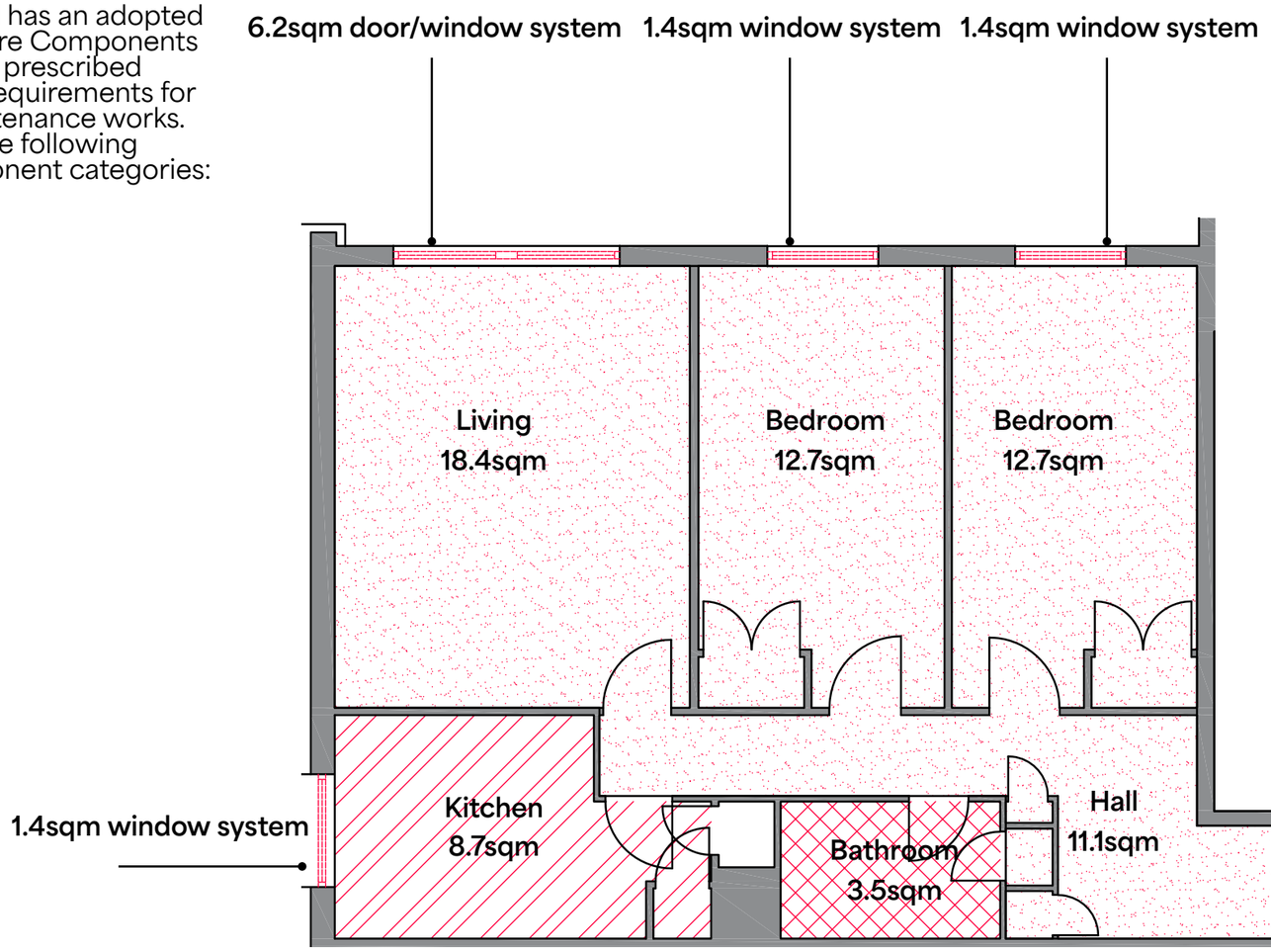
Electrical

Wallpaper

Disabled Adaptations

Tools and Equipment

Access Equipment



TYPICAL 1 BEDROOM APARTMENT

2 Bedroom Apartment Overview

Flooring Area: 67.1sqm

Ceiling Area: 67.1sqm

Walls Linear: 89.2m

Wall Area: 187sqm (assuming 2.1m f/c)

Fire Doors: 1 (Entry Door)

External Doors: 1 (Balcony)

Windows: 3

Window Area: 10.4sqm (inc. ext door)

Doors: 12 (varied, inc. risers)

B&N

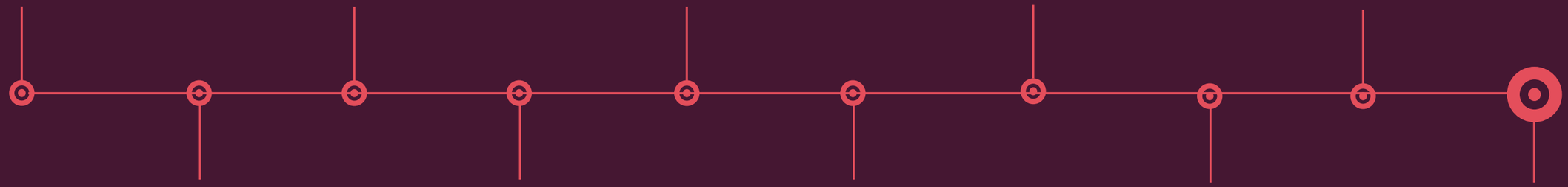
May 2027
Pre Construction & Enabling Works

January 2028
Tower Wide Works Level 15-17 Fit Out

April 2028
Level 9-11 Fit Out

July 2028
Level 3-5 Fit Out

Jan 2029
Testing & Commissioning



June 2027
Abestos Removal

March 2028
Level 12-14 Fit Out

June 2028
Level 6-8 Fit Out

August 2028
Level 0-2 Fit Out

March 2029
Project Complete.

B&N

Construction Cost

£52.8m → **Per Home** £195k

Total Project Cost

£79m → **Per Home** £291k

Total Units

272

Site Area

11266m²

Density

241 dph

Construction Period

91 Weeks

Fully itemised cost reports for each option are available in the Appendices

T&E

Internal Strip-Out to Flats (Back to First Fix)

Removal and disposal of:

All kitchens, bathrooms and sanitaryware

Floor finishes including screeds where required for structural access

Suspended ceilings and bulkheads

Internal non-structural partitions where required to facilitate structural and fire compliance works

All internal doors and glazed screens

Built-in cupboards, wardrobes and fixtures

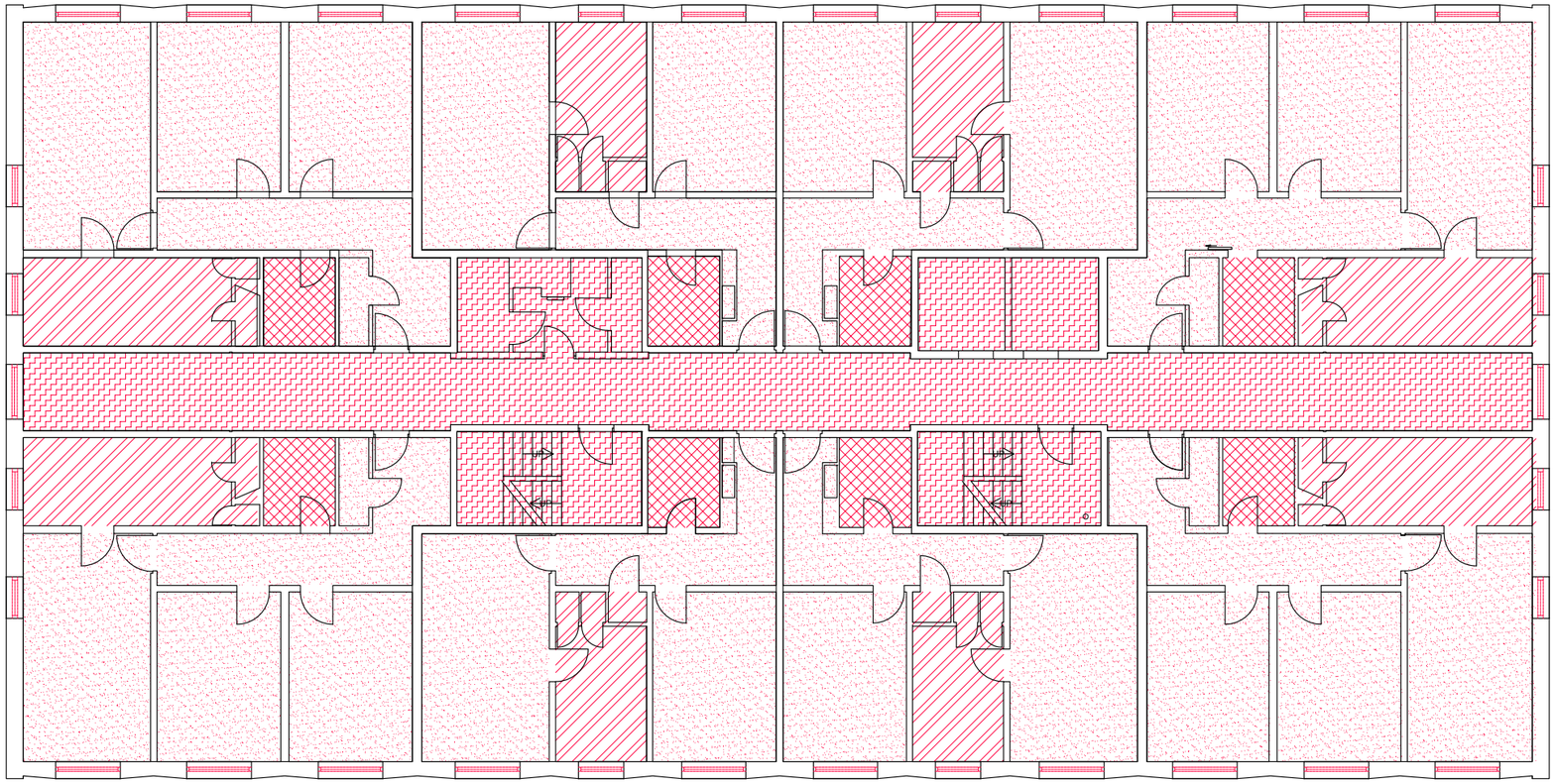
Wall linings, ceiling finishes and decorations

Existing heating systems, radiators and Heat Interface Units

Electrical distribution boards and wiring where upgrades are required

Mechanical extract fans and ductwork

Existing smoke and heat detection systems to allow installation of new LD1 / LD2 systems



KITCHEN EXTENTS

BATHROOM EXTENTS

GENERAL APARTMENT EXTENT

COMMUNAL, STAIRS & LIFTS

T&E

Communal Area Strip-Out

Removal and disposal of:

Suspended ceilings and service bulkheads within corridors, lobbies and stairwells

Wall linings and finishes

Floor coverings and screeds where required

Existing lighting installations and containment systems

Fire alarm cabling, devices and associated infrastructure

Redundant service runs, brackets and supports

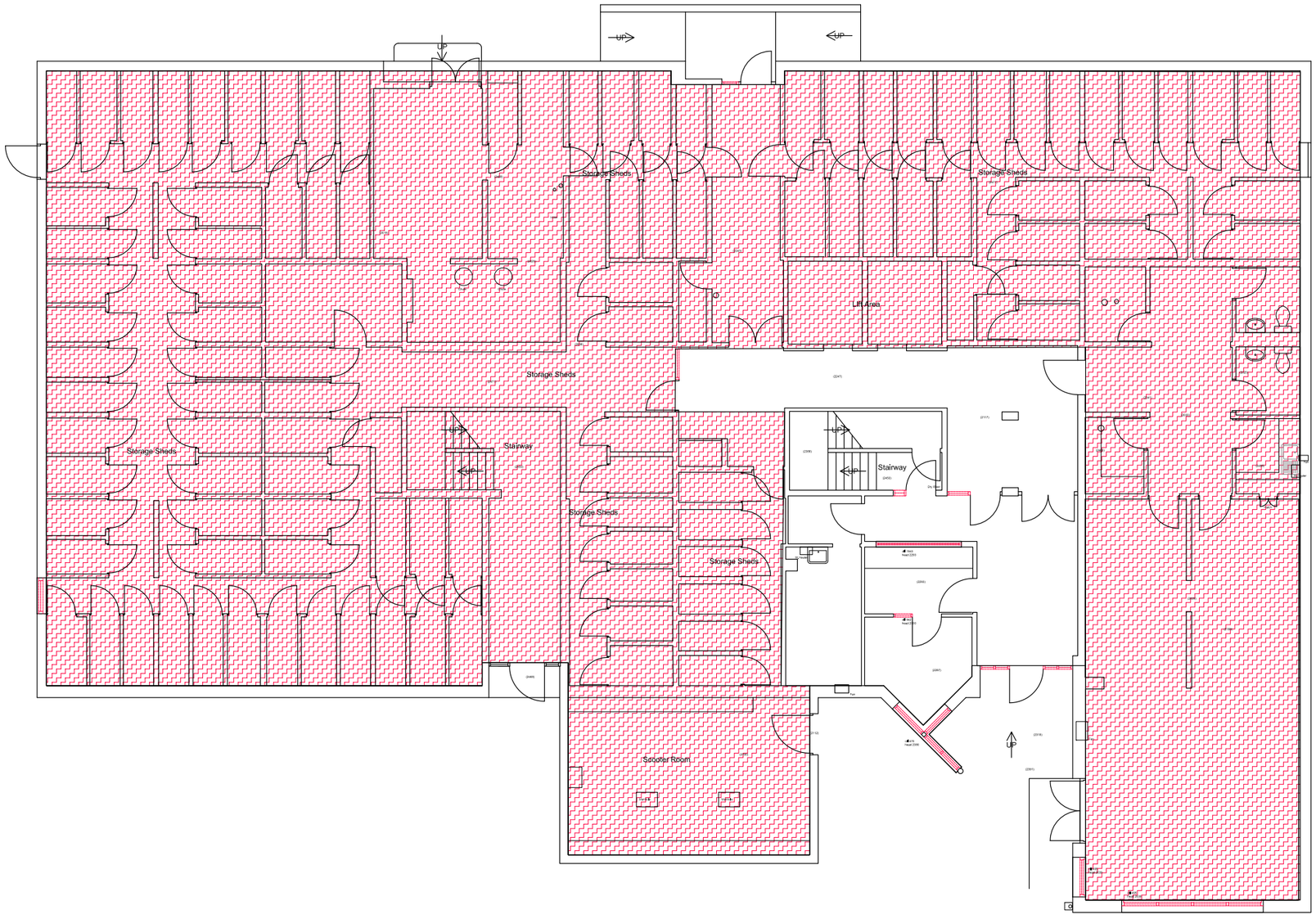
All communal fire doors including riser cupboard and bin chute doors

Redundant pipework, wiring and containment within service risers and plant areas

Existing water mains risers, waste stacks and ventilation ductwork where scheduled for replacement

Electrical busbars and sub-main cabling where identified for upgrade

Builder's work opening-up to service risers to facilitate installation of new infrastructure



COMMUNAL, STAIRS & LIFTS

Fit Out Example - 1 Bed Apartment

Portsmouth City Council has an adopted Approved Materials / Core Components Schedule which sets out prescribed standards and product requirements for refurbishment and maintenance works. The document covers the following workstreams and component categories:

Paint

Wall Tiling

Flooring

Plumbing

Heating

Doors

Ironmongery

Fire Doors

Fire Stopping

PVCu Windows

Extractor Fans

Timber

Kitchens

Consumables

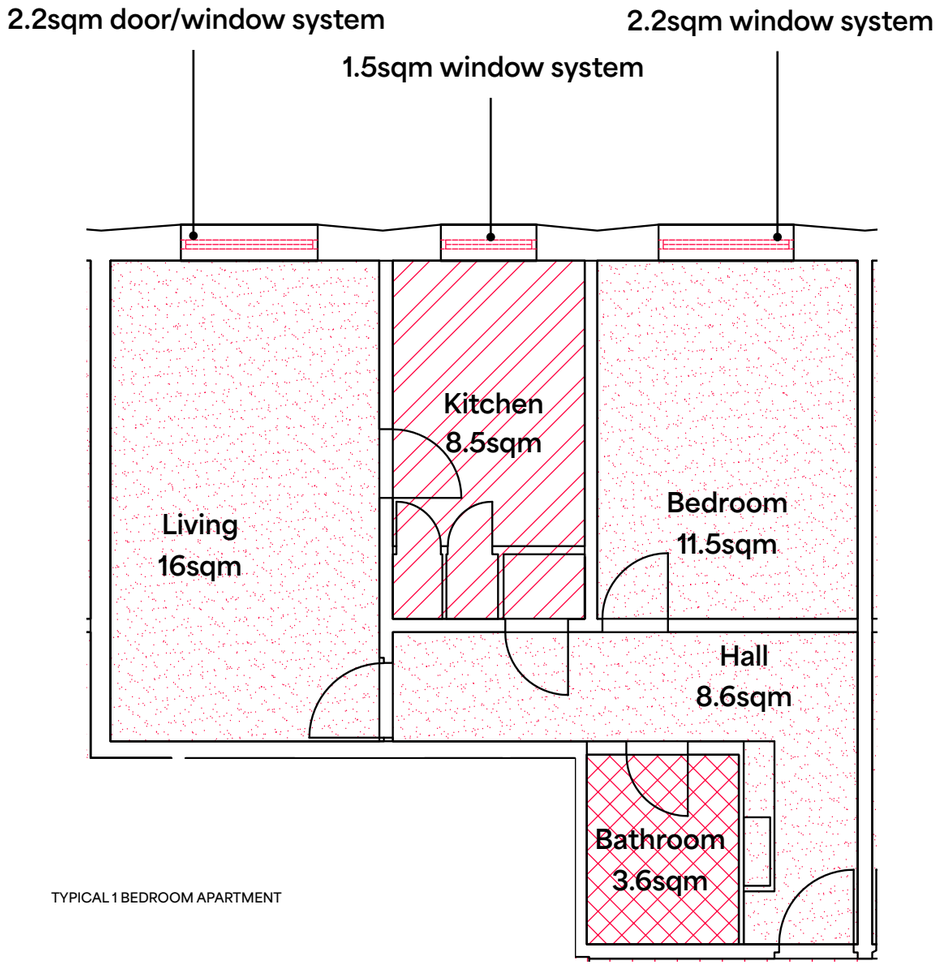
Electrical

Wallpaper

Disabled Adaptations

Tools and Equipment

Access Equipment



TYPICAL 1 BEDROOM APARTMENT

1 Bedroom Apartment Overview

Flooring Area: 48.2sqm

Ceiling Area: 48.2sqm

Walls Linear: 68.2m

Wall Area: 143sqm (assuming 2.1m f/c)

Fire Doors: 1 (Entry Door)

External Doors: 0

Windows: 3

Window Area: 5.9sqm

Doors: 7 (varied, inc. risers)

Fit Out Example - 2 Bed Apartment

Portsmouth City Council has an adopted Approved Materials / Core Components Schedule which sets out prescribed standards and product requirements for refurbishment and maintenance works. The document covers the following workstreams and component categories:

Paint

Wall Tiling

Flooring

Plumbing

Heating

Doors

Ironmongery

Fire Doors

Fire Stopping

PVCu Windows

Extractor Fans

Timber

Kitchens

Consumables

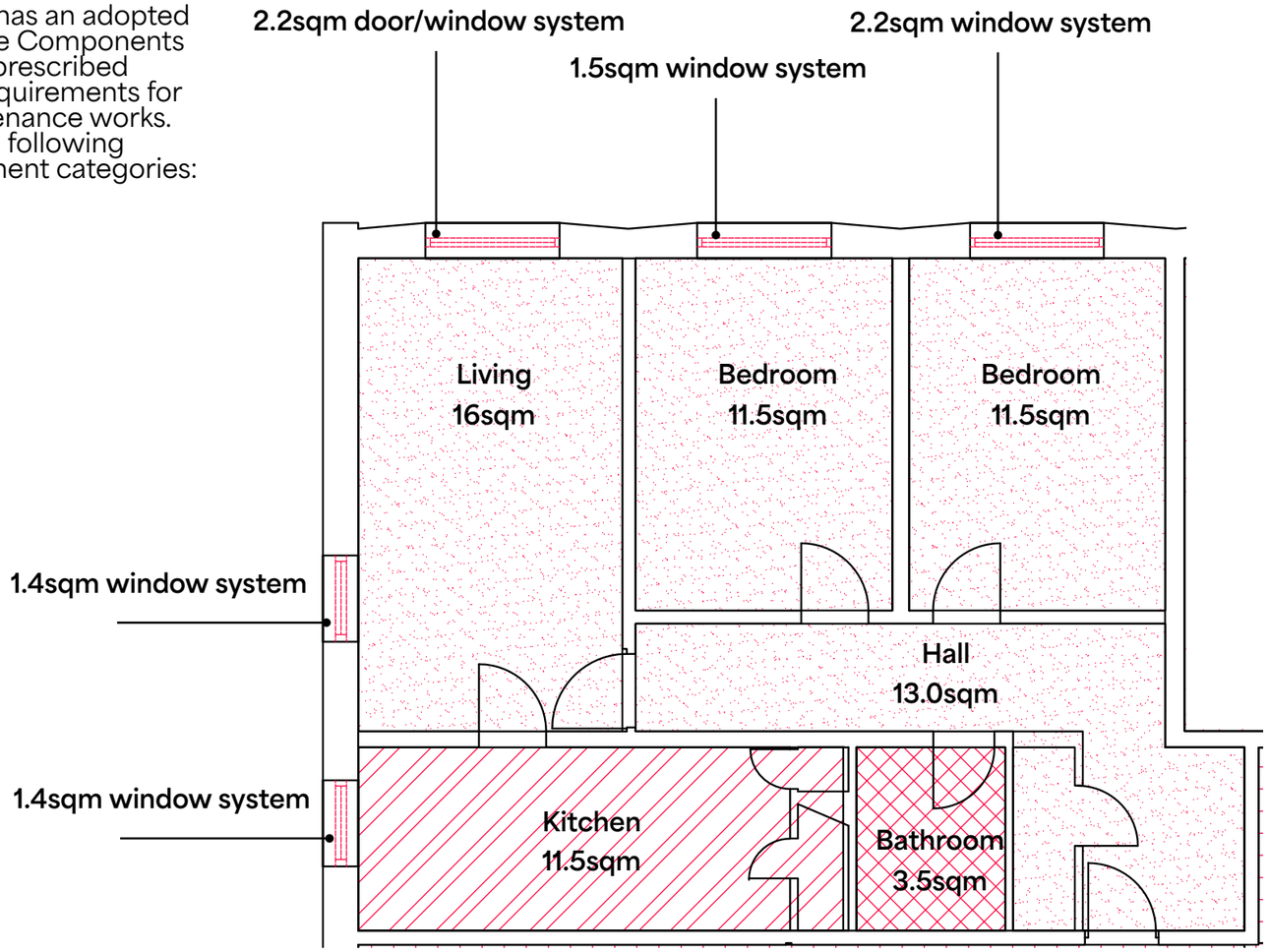
Electrical

Wallpaper

Disabled Adaptations

Tools and Equipment

Access Equipment



TYPICAL 2 BEDROOM APARTMENT

2 Bedroom Apartment Overview

Flooring Area: 67.0sqm

Ceiling Area: 67.0sqm

Walls Linear: 87.6m

Wall Area: 184sqm (assuming 2.1m f/c)

Fire Doors: 1 (Entry Door)

External Doors: 0

Windows: 5

Window Area: 8.7sqm

Doors: 8 (varied, inc. risers)

T&E

May 2027
Pre Construction & Enabling Works

June 2027
Abestos Removal

January 2028
Tower Wide Works Level 15-17 Fit Out

March 2028
Level 12-14 Fit Out

April 2028
Level 9-11 Fit Out

June 2028
Level 6-8 Fit Out

July 2028
Level 3-5 Fit Out

August 2028
Level 0-2 Fit Out

Jan 2029
Testing & Commissioning

March 2029
Project Complete.

T&E

Construction Cost

£49.8m → **Per Home** £184k

Total Project Cost

£75m → **Per Home** £276k

Total Units

272

Site Area

8920m²

Density

305 dph

Construction Period

91 Weeks

Fully itemised cost reports for each option are available in the Appendices

OPTION 2
1 + RETROFIT

Option 2 builds upon the full programme of structural remediation, compliance upgrades and internal refurbishment outlined under Option 1, and incorporates a comprehensive energy retrofit strategy targeting the EnerPHit standard.

This approach is intended to significantly reduce operational energy demand, improve thermal comfort, enhance building longevity, and futureproof the towers against tightening carbon and regulatory requirements.

The scope moves beyond essential compliance works and delivers a fabric-first deep retrofit combined with low-carbon technologies to transform the buildings into high-performance residential assets.



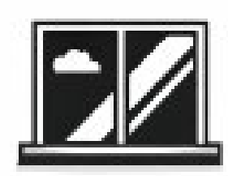
External Wall Insulation

Installation of a continuous external wall insulation system to improve thermal performance, reduce cold bridging and enhance airtightness, with new rendered or finished façade treatment.



Heat Recovery Ventilation

Provision of whole-dwelling mechanical ventilation with heat recovery to improve indoor air quality while minimising heat loss and supporting airtightness upgrades



Triple Glazing Replacement

Replacement of existing windows with high-performance triple-glazed units to reduce heat loss, improve acoustic performance and mitigate condensation risk.



Photovoltaic (PV) Installation

Installation of roof-mounted photovoltaic panels to generate renewable electricity and offset communal and potentially residential energy demand.



Airtightness and Energy

Comprehensive airtightness improvements including sealing of junctions, service penetrations and façade interfaces, alongside coordinated fabric and services upgrades to achieve improved overall energy performance aligned with EnerPHit principles.

Plus Option 1 Scope:

1. Structural and Asbestos Works
2. Internal Refurbishment
3. External Fabric & Openings
4. Fire Safety Upgrades
5. Compliance & M&E Upgrades
6. Heating System Upgrades
7. Ancillary/Making Good Works

EnerPHit is the retrofit standard developed by the Passive House Institute for upgrading existing buildings to very high levels of energy efficiency where full Passivhaus standards may not be achievable.

Space Heating Demand

One of the following must be achieved:

• Space heating demand ≤ 25 kWh/m² per year

OR

• Component performance method (meeting specific U-value targets for building elements).

Airtightness

• ≤ 1.0 air changes per hour (ACH) at 50 Pa

Primary Energy Demand

• ≤ 60 kWh/m² per year (PER – Primary Energy Renewable)
Includes heating, cooling, hot water, lighting and appliances.

Overheating Limit

• No more than 10% of annual hours above 25°C

Thermal Comfort

• Internal surface temperature factor fRsi ≥ 0.7 to prevent condensation and mould.

Mechanical Ventilation

Balanced mechanical ventilation with heat recovery (MVHR):

• Heat recovery efficiency ≥ 75%
• Specific fan power ≤ 0.45 Wh/m³

Typical Component Performance Targets

External wall: U ≤ 0.15 W/m²K
Roof: U ≤ 0.10 W/m²K
Ground floor: U ≤ 0.15 W/m²K
Windows: Uw ≤ 0.85 W/m²K
Doors: Ud ≤ 0.80–1.00 W/m²K

Thermal Bridges

• Thermal bridges must be minimised and calculated.
• Target linear thermal bridge value ≤ 0.01 W/mK where achievable.

Moisture Safety

• Construction must demonstrate no risk of interstitial condensation through appropriate analysis.



The existing concrete panel system will be upgraded internally and externally to improve airtightness and thermal performance. It will be treated internally to improve airtightness and provide a new internal finish. This will involve removing the internal wall lining. Wall lingings varying and are identified in FREAW3 Reports by FRC.

• 10 mm parge coat applied directly to the concrete panel, or
• A continuous airtight membrane system applied to the internal face.

This will be followed by:

• 12.5 mm plasterboard lining and skim finish

To the external face of the existing concrete panel:

• Vapour-permeable breather membrane applied to the substrate
• Adjustable bracket and rail support system with thermally broken / thermal pad connections
• Non combustible, mineral wool insulation thickness to achieve U ≤ 0.15 W/m²K
• 50 mm ventilated cavity
• Aluminium rainscreen cladding system fixed to the rail structure with appropriate cavity barriers

The wall build-up described represents a typical approach to achieving EnerPHit-level thermal performance and is provided for indicative and feasibility purposes only. The final facade system will need to comprise a fully tested, non-combustible cladding system compliant with current fire safety regulations applicable to Higher Risk Buildings (HRBs).

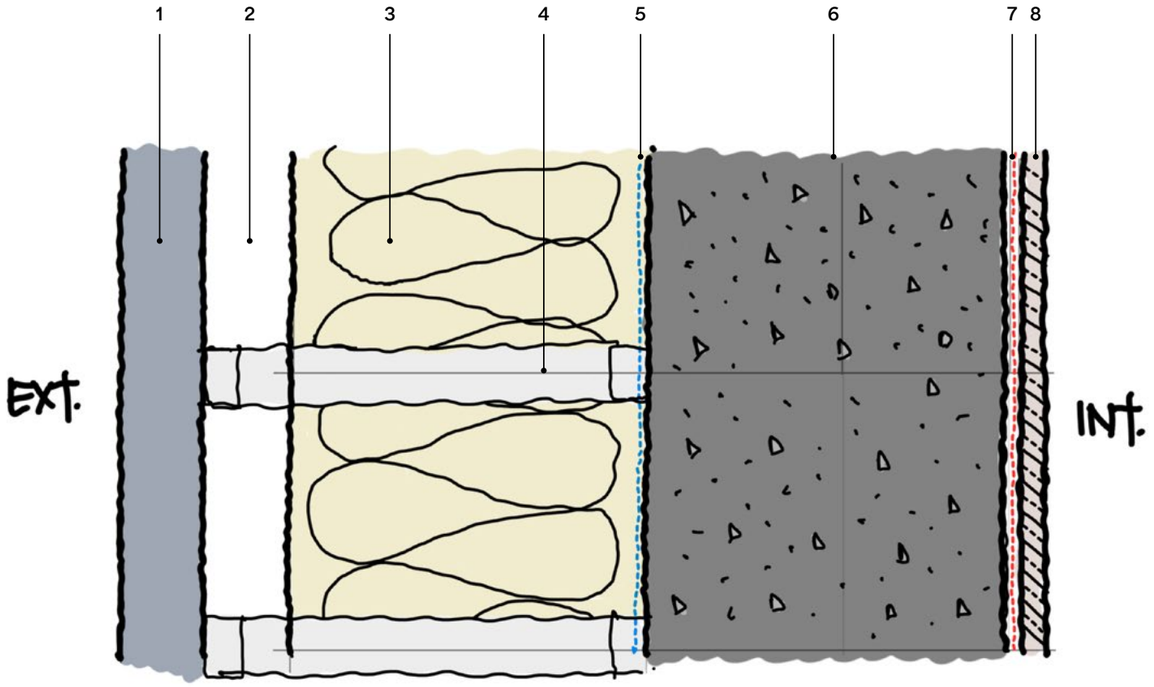
Structural capacity of the existing concrete panel system has not been verified at this stage. The ability of the existing structure to support additional facade loads will require structural assessment, including verification of wind loading, bracket loads and pull-out testing of fixings where required.

Detailed design will also need to address fire stopping and cavity barrier requirements, junction detailing, and other compliance measures in accordance with current regulations.

As a Higher Risk Building, the project will also be required to proceed through the Building Safety Act Gateway process, and the final design will need to demonstrate compliance with all relevant statutory requirements.

Although existing concrete panel widths vary from 220mm to 370mm across all blocks, 230mm Rockwool Rainscreen Duo applied to all conditions is expected to achieve the 0.15 W/m²K and should be costed at this stage.

Condensation risk assessments to be undertaken throughout to support typical and non typical details



TYPICAL EXTERNAL WALL DETAIL

1. Aluminium Facade System
2. 50mm Ventilated
3. Mineral Wool Insulation
4. Bracket/ Rail Support System
5. Breather Membrane
6. Existing Concrete Panel System
7. 10mm Parge Coat OR Continuous Airtight Membrane
8. 12.5mm Plasterboard + skim

May 2027
Pre Construction & Enabling Works

June 2027
Abestos Removal

January 2028
Tower Wide Works Level 15-17 Fit Out

March 2028
Level 12-14 Fit Out

April 2028
Level 9-11 Fit Out

June 2028
Level 6-8 Fit Out

July 2028
Level 3-5 Fit Out

August 2028
Level 0-2 Fit Out Plant Rooms

April 2029
Testing & Commissioning

May 2029
Project Complete.

B&N

Construction Cost

£67.8m → **Per Home** £250k

Total Project Cost

£99m → **Per Home** £364k

Total Units

272

Site Area

11266m²

Density

241 dph

Construction Period

96 Weeks

Comparative Costs

Option	Construction Cost	Cost/Home	Project Cost	Cost/Home
Option 1	£52.8m	£195k	£79m	£291k
Option 2	£67.8m	£250k	£99m	£364k

Fully itemised cost reports for each option are available in the Appendices

T&E

Construction Cost

£63.8m → **Per Home** £235k

Total Project Cost

£94m → **Per Home** £346k

Total Units

272

Site Area

11266m²

Density

305 dph

Construction Period

96 Weeks

Comparative Costs

Option	Construction Cost	Cost/Home	Project Cost	Cost/Home
Option 1	£49.8m	£184k	£75m	£276k
Option 2	£63.8m	£235k	£94m	£346k

Fully itemised cost reports for each option are available in the Appendices

OPTION 3

2 + SPRINKLERS

Option 3 incorporates the full scope of structural remediation, fire safety compliance, M&E replacement and internal refurbishment works set out under Option 1, together with the comprehensive EnerPHit-aligned retrofit strategy described under Option 2.

In addition to these, Option 3 introduces a building-wide domestic sprinkler system to further enhance life safety measures across both private dwellings and communal areas.

The system will provide active fire suppression within all flats and communal spaces, significantly improving occupant protection and supporting the overall fire strategy for the towers.

To minimise visual impact and maintain architectural quality:

Sprinkler pipework within communal areas will be concealed within new suspended ceiling zones. Within dwellings, pipework will be accommodated within discreet boxing and coordinated with the refurbishment works.

Option 3 represents the most comprehensive intervention strategy, combining structural stability, regulatory compliance, deep energy retrofit and enhanced active fire suppression into a single coordinated programme of works.



Sprinkler Installation

The sprinkler installation will be designed and installed in accordance with BS 9251:2021 for residential and domestic occupancies.

Plus Option 1 &2 Scope:

1. Structural and Asbestos Works
2. Internal Refurbishment
3. External Fabric & Openings
4. Fire Safety Upgrades
5. Compliance & M&E Upgrades
6. Heating System Upgrades
7. Ancillary/Making Good Works
8. External Wall Insultation
9. Heat Recovery Units (MVHR)
10. Triple Glazing
11. Photovoltaics
12. Airtightness Upgrades

The introduction of a domestic sprinkler system provides a significant enhancement to life safety within the towers, offering active fire suppression at the point of ignition and substantially reducing the rate of fire growth and smoke production.

This not only improves conditions for occupant escape but also increases the time available for evacuation and firefighting intervention, particularly important in high-rise residential buildings with single stair cores. In addition to these life safety benefits, the presence of sprinklers can support a more flexible internal layout strategy within dwellings.

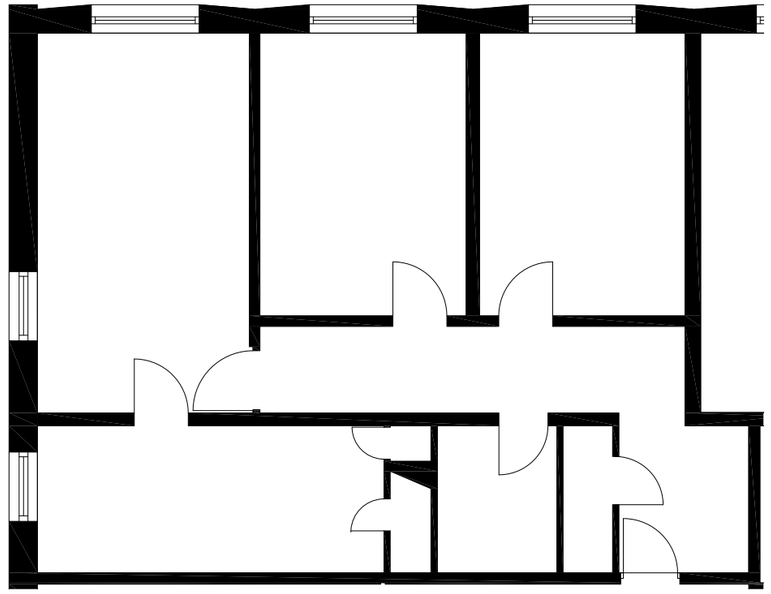
By mitigating fire risk at source, sprinklers may enable the relaxation of certain compartmentation requirements, allowing for the potential reconfiguration of enclosed kitchens into open-plan living arrangements, subject to detailed fire strategy approval. This can enhance the quality, usability and market appeal of the apartments while maintaining a robust overall fire safety approach.

Furthermore, sprinkler systems can reduce property damage in the event of a fire, contributing to improved building resilience and lower long-term maintenance and reinstatement costs.

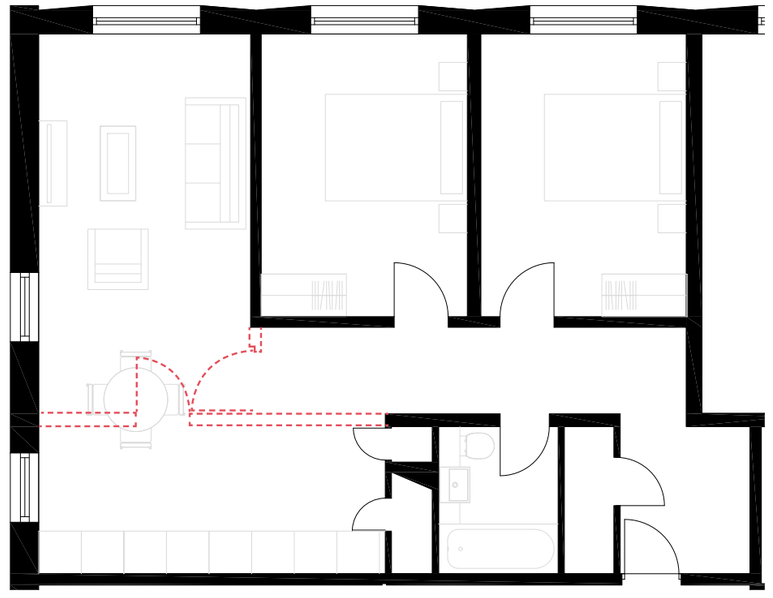
Space would need to be allocated for a sprinkler tank, presumably on the ground floor in place of existing storage areas. There is an option to bury the tank but the related cost would increase.



EXISTING ENCLOSED KITCHEN ARRANGEMENT



TYPICAL 2 BEDROOM APARTMENT - TIPTON AND EDGBASTON



POTENTIAL 2 BEDROOM APARTMENT - TIPTON AND EDGBASTON

May 2027
Pre Construction & Enabling Works

June 2027
Abestos Removal

January 2028
Tower Wide Works
Level 15-17 Fit Out

March 2028
Level 12-14 Fit Out

April 2028
Level 9-11 Fit Out

June 2028
Level 6-8 Fit Out

July 2028
Level 3-5 Fit Out

August 2028
Level 0-2 Fit Out
Plant Rooms

April 2029
Testing & Commissioning

May 2029
Project Complete.

B&N

Construction Cost

£72.4m → **Per Home** £267k

Total Project Cost

£105m → **Per Home** £387k

Total Units

272

Site Area

11266m²

Density

241 dph

Construction Period

100 Weeks

Fully itemised cost reports for each option are available in the Appendices

Comparative Costs

Option	Construction Cost	Cost/Home	Project Cost	Cost/Home
Option 1	£52.8m	£195k	£79m	£291k
Option 2	£67.8m	£250k	£99m	£364k
Option 3	£72.4m	£267k	£105m	£387k

T&E

Construction Cost

£69.2m → **Per Home** £255k

Total Project Cost

£101m → **Per Home** £372k

Total Units

272

Site Area

11266m²

Density

305 dph

Construction Period

100 Weeks

Comparative Costs

Option	Construction Cost	Cost/Home	Project Cost	Cost/Home
Option 1	£49.8m	£184k	£75m	£276k
Option 2	£63.8m	£235k	£94m	£346k
Option 3	£69.2m	£255k	£101m	£372k

Fully itemised cost reports for each option are available in the Appendices

5.0 Tipton & Edgbaston Option 4

OPTION 4
REBUILD

Option 4 proposes the complete deconstruction of the existing tower blocks to ground level, followed by comprehensive redevelopment of the sites. Rather than investing in extensive remediation and retrofit of ageing structures, this option delivers entirely new homes designed to current legislation, safety standards and sustainability benchmarks.

This approach provides the opportunity to address structural limitations, outdated layouts and energy inefficiencies at source, creating a long-term, future-proofed housing solution aligned with modern placemaking principles.

1. Design Quality & Residential Standards

New homes designed to current space standards and accessibility requirements

Opportunity to provide larger family units and improved internal layouts

Enhanced daylight, dual aspect and private amenity space

Improved relationship between homes, entrances and public realm

2. Energy Performance & Sustainability

High-performance building fabric exceeding current Part L requirements

Integration of low/zero carbon heating systems and renewable energy

Significantly improved EPC ratings and reduced operational energy demand

Long-term reduction in maintenance and lifecycle carbon impact

3. Compliance, Safety & Longevity

Designed in full accordance with current Building Regulations and the Building Safety Act

Fire strategy embedded at concept stage rather than retrofitted

Modern structural systems with 60+ year design life

Reduced long-term asset management risk

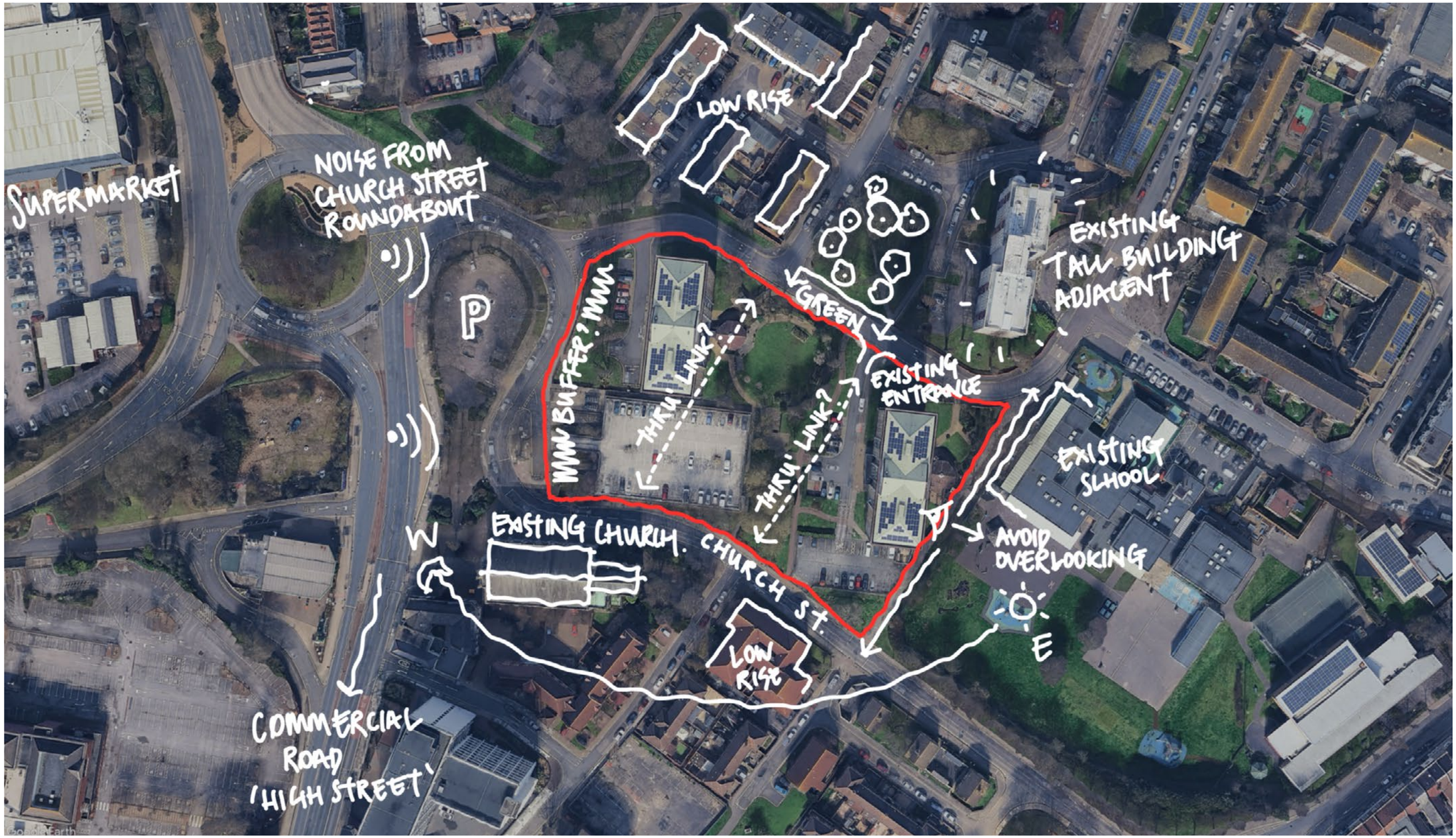
4. Regeneration & Phasing Strategy

Opportunity to reshape massing and better integrate with the local urban grain

Improved streetscape presence, permeability and public realm

Decant strategy informed by occupancy survey and tenure review

Potential phased redevelopment to minimise resident disruption where site capacity allows


N
SUPERMARKET
NOISE FROM CHURCH STREET ROUNDABOUT
LOW RISE
P
GREEN
EXISTING TALL BUILDING ADJACENT
BUFFER? MMA
THRU' LINK?
THRU' LINK?
EXISTING ENTRANCE
EXISTING SCHOOL
W
EXISTING CHURCH. CHURCH ST.
AVOID OVERLOOKING
E
LOW RISE
COMMERCIAL ROAD 'HIGH STREET'

5.3 Concept Plan

1. North marker tower, height opposite to green space
2. South marker tower, height opposite to green space
3. Corner blocks, framing the site
4. N/S and E/W routes based on neighbouring routes
5. View through to Harbour Church
6. Green buffer to protect the site visually and acoustically from Church Street Roundabout
7. Green buffer to protect site visually and acoustically from ARK Dickens Academy



N

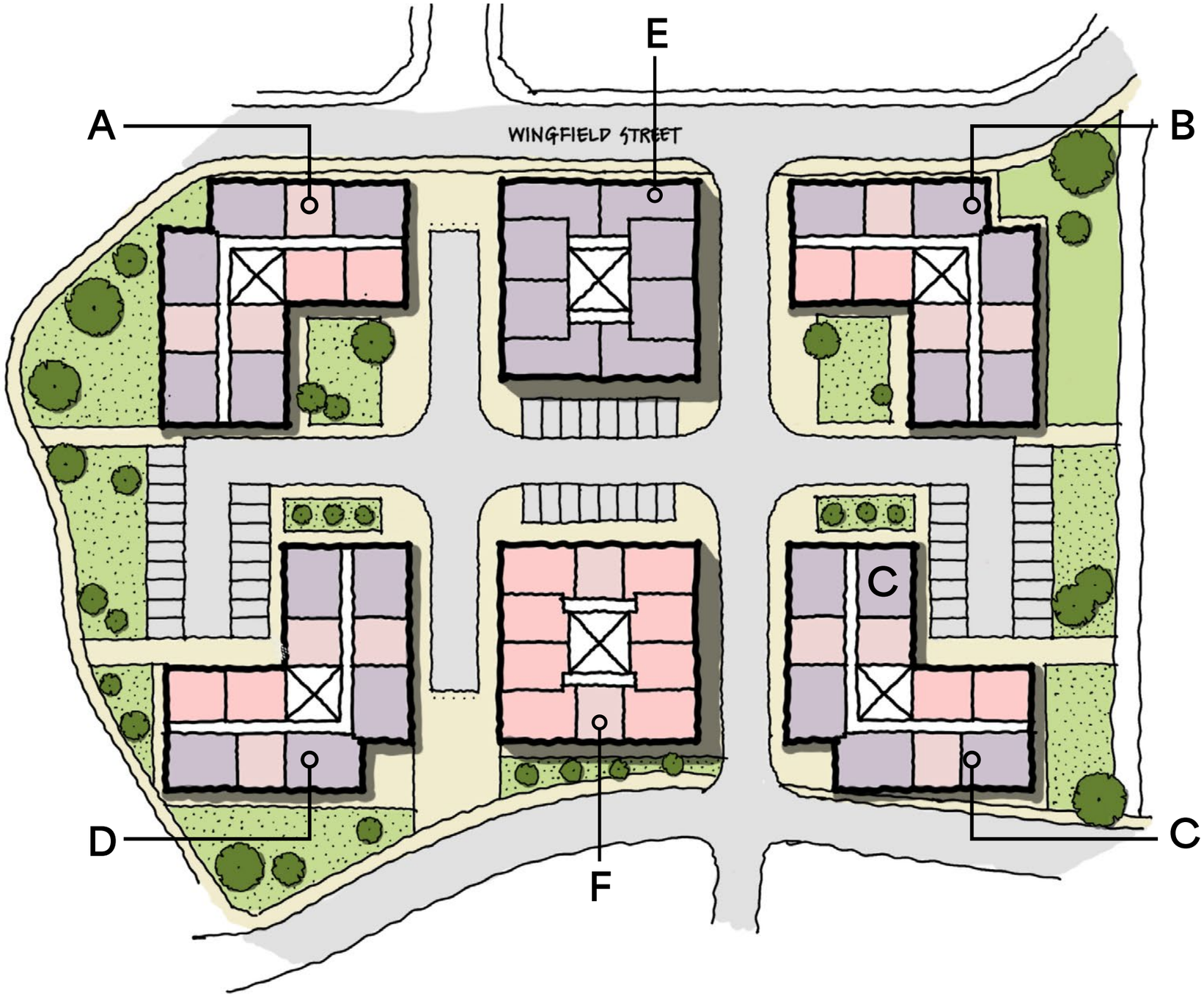
1. North marker tower, height opposite to green space
2. South marker tower, height opposite to green space
3. Corner blocks, framing the site
4. N/S and E/W routes based on neighbouring routes
5. View through to Harbour Church
6. Green buffer to protect the site visually and acoustically from Church Street Roundabout
7. Green buffer to protect site visually and acoustically from ARK Dickens Academy



CORNER BLOCK (A,B,C,D)
6 STOREYS
50 UNITS
(200 TOTAL)

SQUARE BLOCK (E,F)
19 STOREYS
162 UNITS
(324TOTAL)

SCHEME TOTALS
262 1 BEDS (50%)
262 2 BEDS (50%)
524 TOTAL UNITS



KEY
1B1P
1B2P
2B3P

B&N

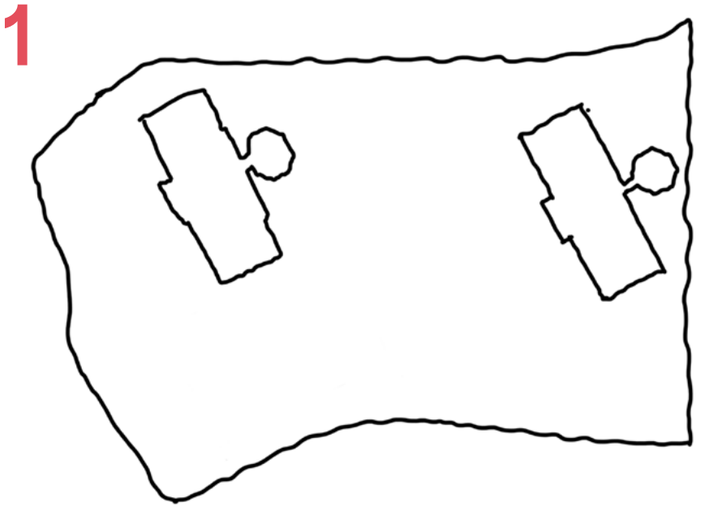
The phasing strategy has been carefully developed to eliminate the need for temporary decant accommodation, thereby avoiding additional costs and minimising disruption for existing residents.

It also enables residents from Tipton and Edgbaston to relocate directly to the site at an earlier stage, providing a single, seamless move into new accommodation.

This approach subsequently releases the Tipton and Edgbaston sites earlier in the programme, allowing for greater flexibility in their redevelopment and reducing programme pressures associated with that site.

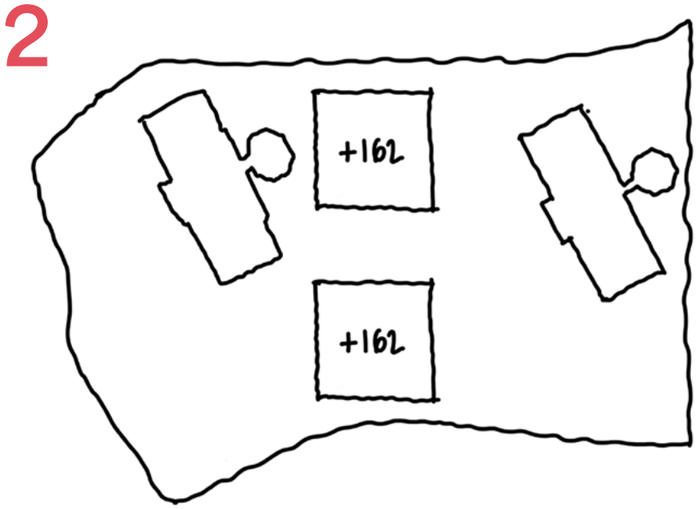
N

1



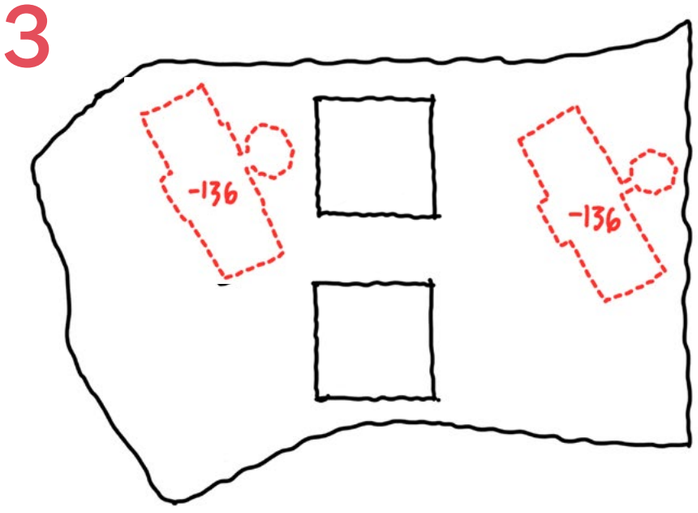
The existing two towers provide 136 units each, totalling 274 units

2



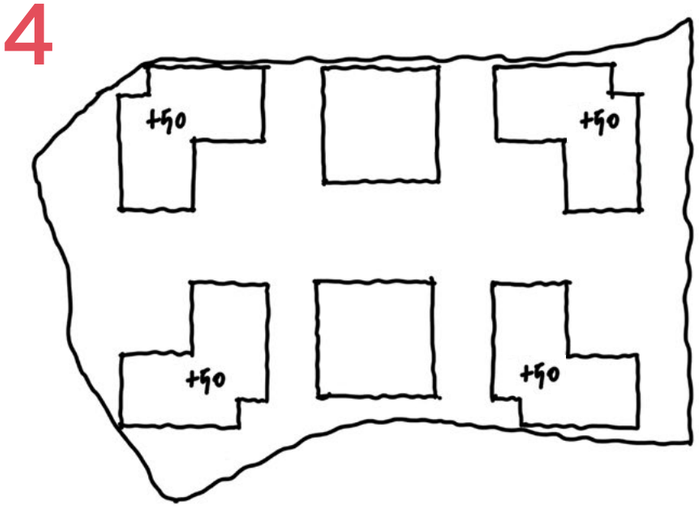
The two square towers are built, providing an additional 324 units

3



Barkis House and Nickleby House are demolished with, the residents move in to the new towers

4

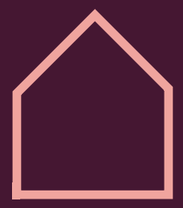


4 remaining blocks are created, providing enough homes to house the residents from Tipton and Edgabston





B&N



1B1P

96 Units

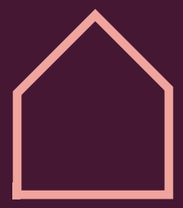
18%



1B2P

184 Units

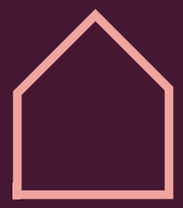
35%



2B3P

244 Units

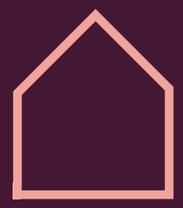
47%



2B4P

0 Units

0%



TOTAL

524 Units

B&N



May 2027
Tower 1 Starts.



September 2030
Tower 1 Complete.
Corner Block 1 Start.
Nickleby Demolished.



March 2031
Corner Block 3 Starts.
Tower 2 Complete.
Barkis Demolished.



December 2031
Corner Block 1 Complete.

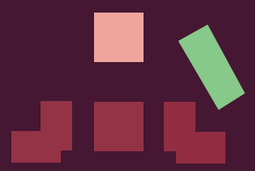


June 2032
Corner Block 3 Complete.

November 2027
Tower 2 Starts.



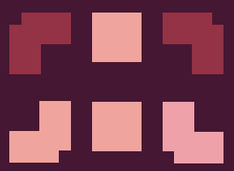
November 2030
Corner Block 2 Starts.



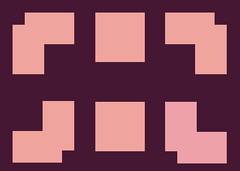
June 2031
Corner Block 4 Starts.



March 2032
Corner Block 2 Complete.



September 2032
Corner Block 4 Complete.
Project Complete.



Key
- Existing Towers
- Under Construction
- Complete

B&N

Construction Cost

£135.8m → **Per Home** £260k

Total Project Cost

£199m → **Per Home** £380k

Total Units

524

Site Area

11,266m²

Density

465 dph

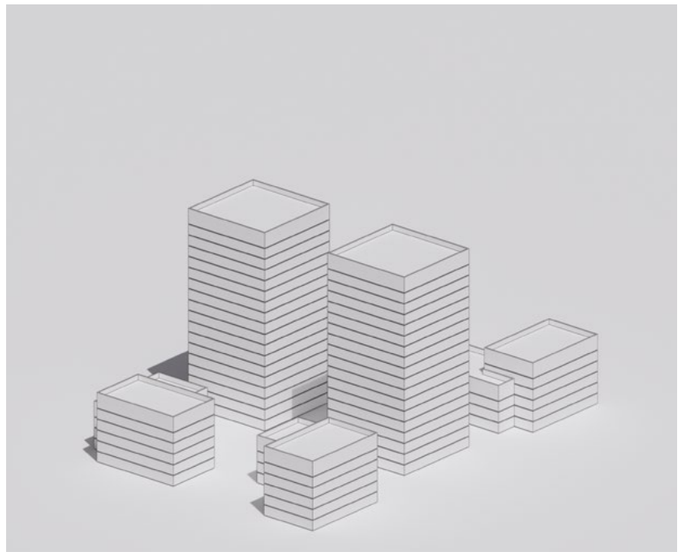
Construction Period

264 Weeks

Fully itemised cost reports for each option are available in the Appendices

Comparative Costs

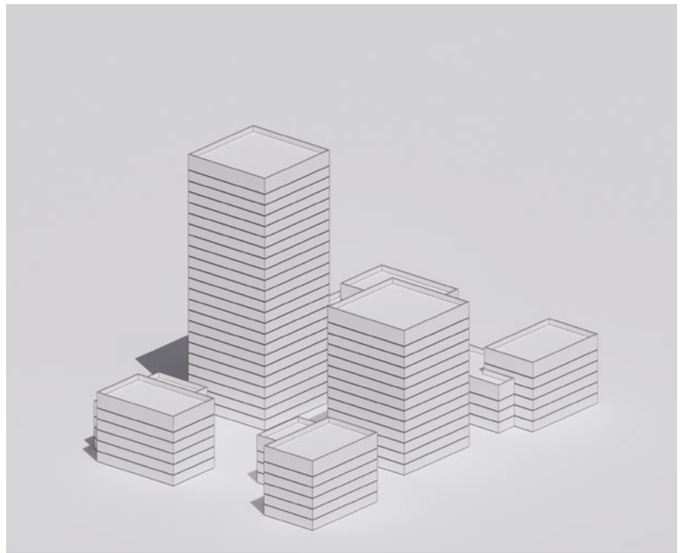
Option	Construction Cost	Cost/Home	Project Cost	Cost/Home
Option 1	£52.8m	£195k	£79m	£291k
Option 2	£67.8m	£250k	£99m	£364k
Option 3	£72.4m	£267k	£105m	£387k
Option 4	£135.8m	£260k	£199m	£380k



Current Massing

524 Units

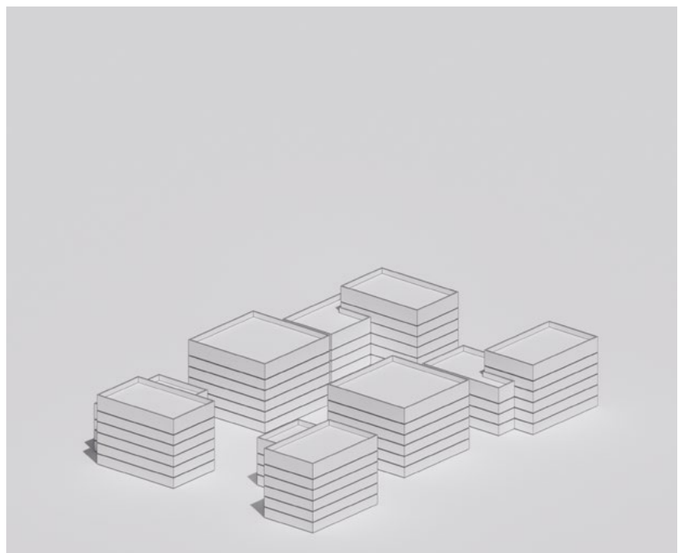
Current massing is based on 4 corner blocks which are non HRBs and 2 HRB towers at the centre of the scheme.



Redistribution

524 Units

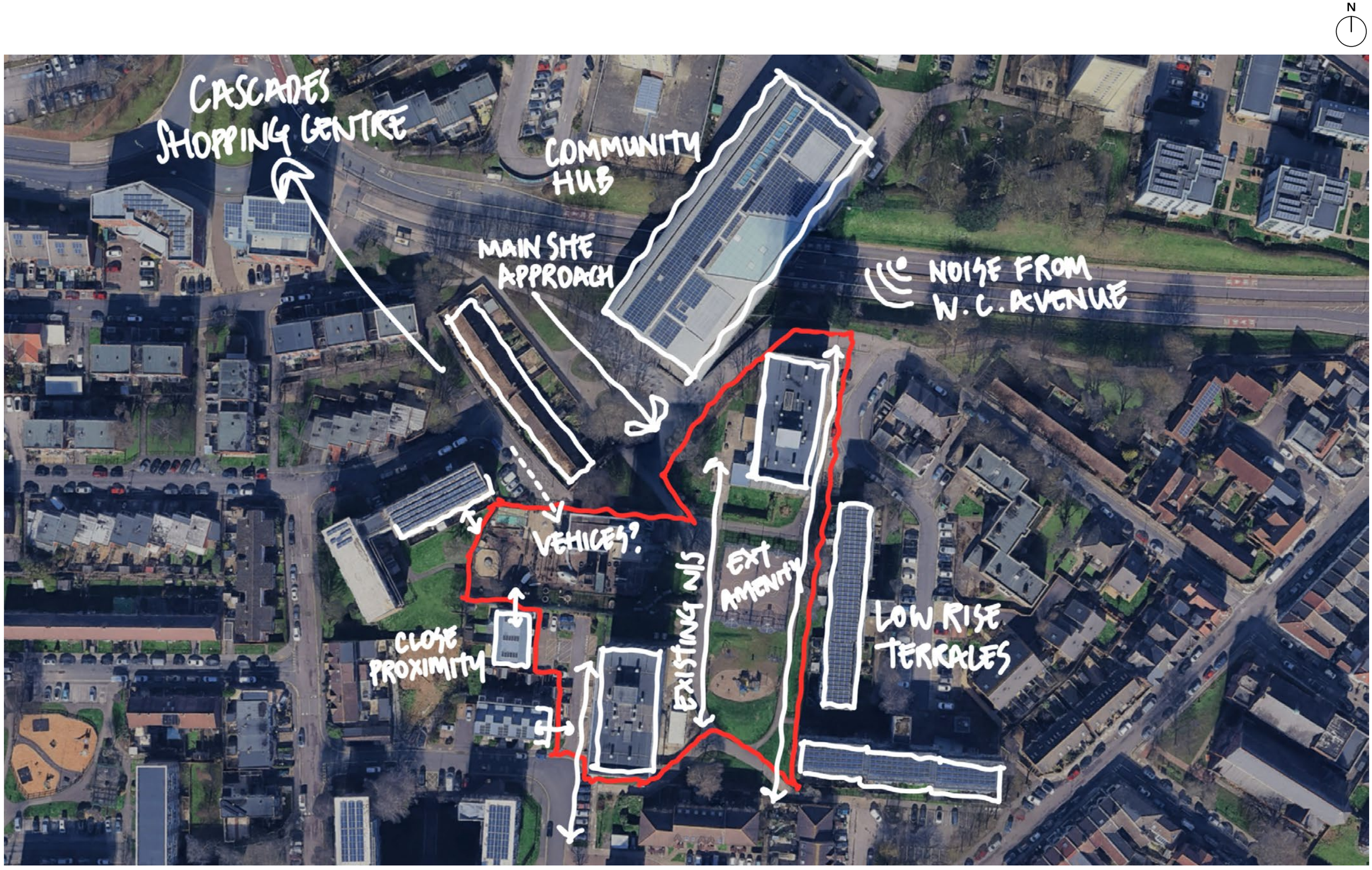
The option remains to shuffle the number of floors. Indicatively shown here by removing height from one tower to the other. Mass could be removed and added on the corner blocks, but addition would make them HRBs. This would retain the same site density at 465 dph.



Redistribution

284 Units

A fully non HRB scheme, keeping the proposed footprint but reducing to 6 storeys is an option. This would deliver 284 units, a near exact match to the current provision on site at 272.


N
CASCADES SHOPPING CENTRE
COMMUNITY HUB
MAIN SITE APPROACH
NOISE FROM W.C. AVENUE
VEHICLES?
CLOSE PROXIMITY
EXISTING N/S
EXT AMENITY
LOW RISE TERRACES

5.13 Concept Plan

N

1. Arrival point with external amenity
2. Marker tower to the north, blocking noise from main road
3. Reflected terrace to respond to adjacent vernacular
4. Green route through the centre of the site
5. Large green external space at the heart of the scheme
6. Terraced row to respond to adjacent vernacular



5.14 Concept Plan

T&E

N

1. Arrival point with external amenity
2. Marker tower to the north, blocking noise from main road
3. Reflected terrace to respond to adjacent vernacular
4. Green route through the centre of the site
5. Large green external space at the heart of the scheme
6. Terraced row to respond to adjacent vernacular

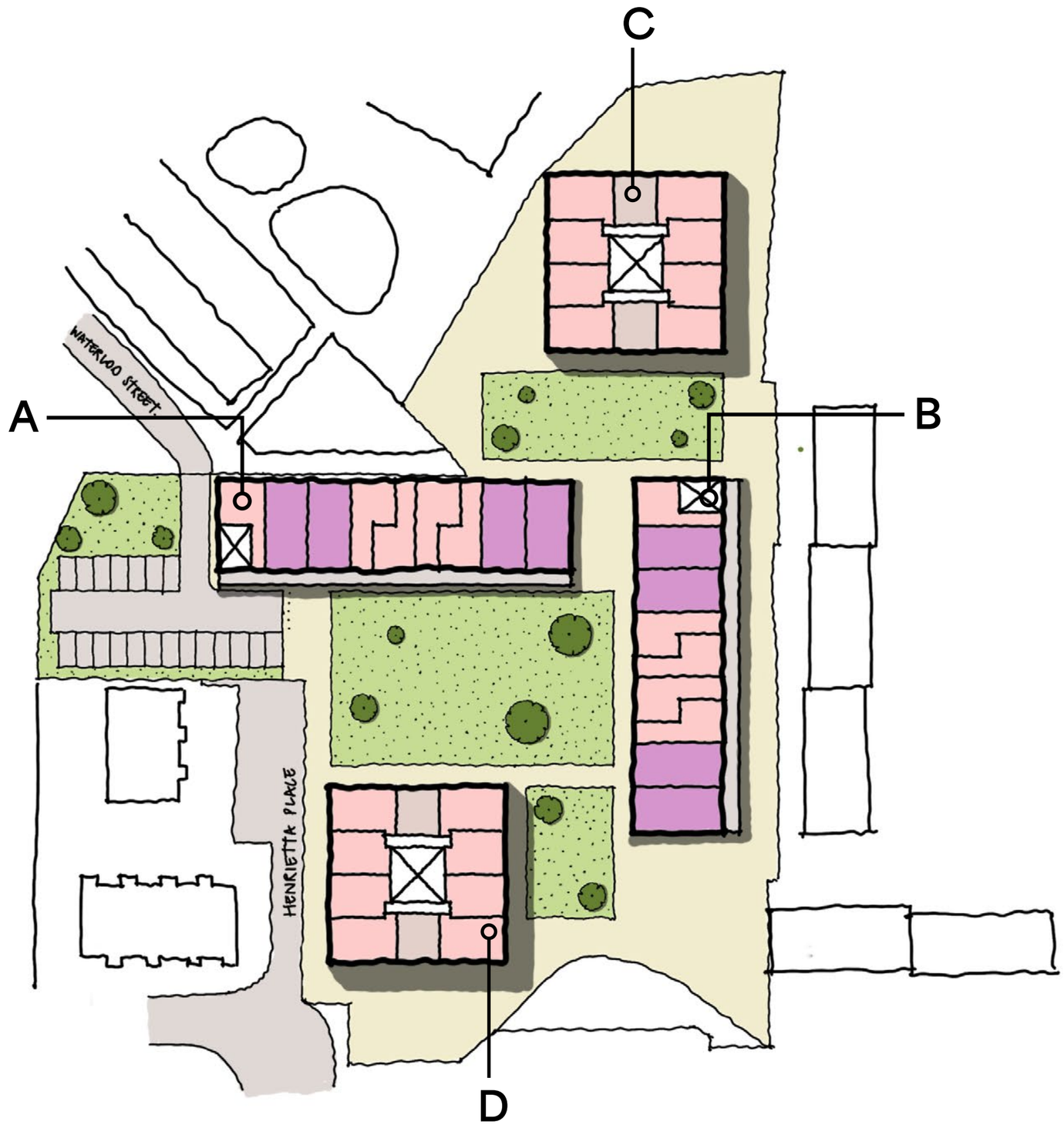


T&E

LINEAR BLOCK (A,B)
6 STOREYS
54 UNITS
(108 TOTAL)

SQUARE BLOCK (C,D)
19 STOREYS
162 UNITS
(324 TOTAL)

SCHEME TOTALS
432 TOTAL UNITS



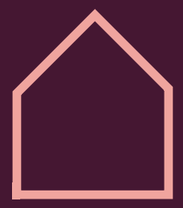
KEY

- 1B1P
- 1B2P
- 2B3P
- 2B4P





T&E



1B1P

36 Units

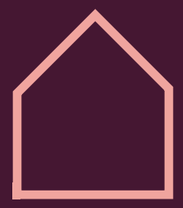
8%



1B2P

192 Units

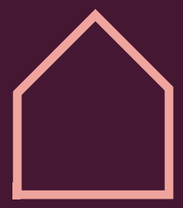
44%



2B3P

144 Units

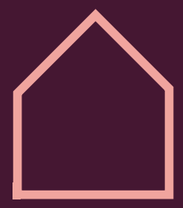
33%



2B4P

60 Units

15%



TOTAL

432 Units

T&E



September 2032
Rehoming to B&N Site.
Demolition of T&E Starts.



January 2034
Tower 2 Starts.



January 2036
Linear Block 2 Starts.



May 2036
Tower 2 Complete.



April 2037
Linear Block 2 Complete.
Project Complete.

September 2033
Demolition of T&E Complete.
Tower 1 Starts.



October 2035
Linear Block 1 Starts.



February 2036
Tower 1 Complete.



January 2037
Linear Block 1 Complete.



Key

- Existing Towers
- Under Construction
- Complete

Construction Cost

£108.2m → **Per Home** £251k

Total Project Cost

£158m → **Per Home** £366k

Total Units

432

Site Area

8,920m²

Density

484 dph

Construction Period

226 Weeks

Fully itemised cost reports for each option are available in the Appendices

Comparative Costs

Option	Construction Cost	Cost/Home	Project Cost	Cost/Home
Option 1	£49.8m	£184k	£75m	£276k
Option 2	£63.8m	£235k	£94m	£346k
Option 3	£69.2m	£255k	£101m	£372k
Option 4	£108.2m	£251k	£158m	£366k

6.0 Procurement

6.0 Procurement
6.1 Summary

Overview

The LPS Tower Blocks scheme has multiple delivery options available to it, with ranging bodies of work from essential safety works through to full redevelopment. The procurement strategy for each option is therefore critical in managing risk, ensuring value for money, and enabling efficient delivery.

The recommended approach is a two-stage Design & Build procurement route, allowing early contractor involvement to inform design development, buildability, logistics, and cost planning. This is particularly important given the complexity of high-rise residential works, occupied buildings, and evolving scope options.

At this stage, the procurement route to market remains flexible, with both framework and open market (Find a Tender) routes considered viable depending on programme priorities. Early market engagement and careful contractor selection will be essential to ensuring strong competition and capability alignment.

The full procurement report prepared by Mace is available in the Appendices.

Key Procurement Principles

- Early contractor involvement to support design, logistics and risk management
- Maintain flexibility in procurement route pending option selection and programme clarity
- Balance value for money vs speed to site (framework vs open market)
- Align contractor capability with high-rise, high-risk residential delivery
- Ensure robust cost control through staged tendering and collaborative development

Theme	Summary
Delivery Options	Four options under consideration: Essential Works → Full Redevelopment, each with differing risk and complexity
Procurement Route	Two-stage D&B preferred to enable collaboration and cost control
Route to Market	Framework (faster) vs Find a Tender (greater competition and potential value)
Contract Strategy	JCT Design & Build aligns with PCC's existing experience and preferences
Packaging Strategy	Decision required on single contract vs phased/multiple contracts (impacts market appetite and delivery)

7.0 Analysis

Barkis & Nickleby

Option	Cost	Programme	Carbon Cost	Quality	Social Impact	Density	Deliverability	Lifespan
1								
2								
3								
4								

Tipton & Edgbaston

Option	Cost	Programme	Carbon Cost	Quality	Social Impact	Density	Deliverability	Lifespan
1								
2								
3								
4								

8.0 Appendices

Appendix 1.0
Cost Analysis

Outline Budget Estimate

Barkis and Nickleby House - Large Panel System (LPS) - Development Options Appraisal

for

Portsmouth City Council

Report Nr: 1 Date: 15th April 2026

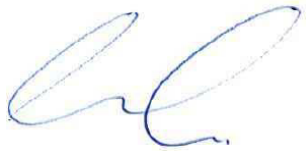
Project Nr: 200000 9482
Prepared by: John Paddington
Daniel Vincent

Reviewed: Darren Buckley

Mace Consult
Athelstan House
St Clement Street
Winchester
SO23 9DR

Document Issue Sheet

Issue Nr.	Document	Issue Date	Parties Sent To	Prepared By	Checked By	Reviewed By
1	Outline Budget Estimate: Barkis & Nickleby House Large Panel System (LPS) - Development Options Appraisal DRAFT FOR INITIAL CLIENT REVIEW	15.04.26	Niamh Nocentini C&W	John Paddington Daniel Vincent	Gary Mitcheson	Darren Buckley

Authorised by	
Date 15.04.26	

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2.0 Programme

3.0 Information Used

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5.0 Exclusions

6.0 Risks

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8.0 Area Schedules

9.0 Decant Costs

Option 1 Appendix A - Executive Summary - Enablement Works

Option 1 Appendix B - Executive Summary - Structural Repairs & Refurbishment

Option 2 Appendix C - Executive summary - Retrofit

Option 3 Appendix D - Executive summary - Sprinkler System

Option 4 Appendix E - Executive summary - Full Deconstruction of existing block and construction of new block(s)

0.0 Introduction

0.1 This Order of Cost Estimate is a presentation of the options detailed in The Portsmouth City Council Scope of Works Large Panel System - Feasibility Study dated November 2025 and C&W Architects 260003_8000-01 LPS Tower Blocks Portsmouth CC_Design Document.

0.2 The information provided herein is based on a desktop undertaking by Mace following the receipt of the information identified in Section 3.0 Information Used. The document seeks to provide an indicative cost and programme assessment of the proposals for means of the budgeting of construction costs only.

0.3 The basis of this Order of Cost Estimate can be found in Section 3,4,5 and 6 of this document. This includes a List of Assumptions, Exclusions & Risks.

0.4 The Executive Summary (Combined) currently forecasts a total outturn order of cost for each option as follows: Option 1 circa £79m, Option 2 circa £99m, Option 3 circa £105m, Option 4 circa £199m including professional fees and contingency provisions but excluding VAT and Portsmouth City Council (PCC) or Third Party Costs.

0.5 It should be noted that due to the increased number of dwellings included in option 4, the actual construction cost per dwelling on the above is as follows: Option 1 £195k, Option 2 £250k, Option 3 £267k and Option 4 £260k. This is as detailed in Section 1.0 Executive Summary.

0.6 The industry appetite for works of this nature and complexity, associated risk and public profile remains very low. This has been validated following our regional and national supply chain interface. This poses a significant risk to the viability of the scheme commercially and in regards to programme and quality.

0.7 Furthermore, the proposed structural solution along with the significant fit out works produces a prolongated programme of works which during times of economic uncertainty will be unattractive to the current market.

0.8 The costs are a budget estimate of the order of costs assuming procurement through a competitive two stage design and build procurement process for the entire works and across all options.

0.0 Introduction (cont'd).

0.9 For illustrative purposes only we have provided inflationary allowances assuming a start on site date of May-27 to midpoint of contract. Upon further detail of PCCs intended programme this can be updated to reflect more accurate timelines.

0.10 Should any of these options be considered we would suggest further surveys be undertaken to establish the current conditions on site and potential scope requirements.

0.11 The execution of the proposed works will require the buildings to be fully decanted and vacated. No persons can be in occupation in any form during the execution of any construction works or related activities. This includes the undertaking of surveys, testing, strip-out, preparatory works and pre-construction activities.

0.12 Following the enablement works undertaking and subsequent survey, should the decision be made not to undertake the proposed works or should it be found to be unviable, the costs associated therewith are not deemed wholly abortive as in our opinion a vast extent would be required to enable safe and effective demolition of the structures. Moreover, should a demolition option be investigated we would recommend supply chain engagement in the first instance to determine a robust methodology and associated costs, in lieu of the building characteristics and site constraints.

0.13 In light of the current market, significant variation in future inflation forecasts and the challenge of securing a fixed price lump sum from a contractor, Mace would advise the client to hold a further below the line Management Reserve across all their projects and current programme of works. Mace will continue to update the Council on market volatility so that this management reserve figure can be continually monitored and assessed.

1.0 Executive Summary - Commercial - Combined

1.1 The table below identifies a summary of the outline budget costs for both Barkis and Nickleby blocks. The Total Construction Cost includes adjustment for Main Contractors Preliminaries and On Costs. The Total Order of Cost includes all adjustments for professional fees, contingency and an allowance for inflation based on a May-27 start on site and inflated to mid-point of contract (for illustrative purposes only).

Appendix		**Option 1 - Essential works**	**Option 2 - Essential works and retrofit**	**Option 3 - Essential works, retrofit and sprinklers**	**Option 4 - Full deconstruction and New Build Block(s)**
A	Building Clearance & Enablement Works	4,920,000	4,920,000	4,920,000	Excluded
B	Structural Repairs & Refurbishment	47,880,000	47,880,000	47,880,000	Excluded
C	Retrofit elements identified in Option 2	Excluded	15,000,000	15,000,000	Excluded
D	Sprinklers to all domestic and communal areas	Excluded	Excluded	4,600,000	Excluded
E	Full deconstruction of blocks and new build	Excluded	Excluded	Excluded	135,750,000
	Total Construction Cost £	**52,800,000**	**67,800,000**	**72,400,000**	**135,750,000**
	Nr of dwellings	**272**	**272**	**272**	**524**
	Construction Cost per dwelling £	**195,000.00**	**250,000.00**	**267,000.00**	**260,000.00**
	Construction Cost per m2	**2,609**	**3,350**	**3,577**	**3,376**
	Construction Cost per sq/ft	**242**	**311**	**332**	**314**
	Professional Fees	5,520,000	6,960,000	7,400,000	12,900,000
	Contingency	8,780,000	11,260,000	12,020,000	29,730,000
	Inflation	3,898,510	4,997,762	5,334,742	19,900,965
	Decant *(Detailed in Section 8.0)* - Includes an allowance for inflation	7,627,814	7,627,814	7,627,814	Excluded
	Total Order of Cost £	**78,626,324**	**98,645,576**	**104,782,556**	**198,280,965**
	Say £	**79,000,000**	**99,000,000**	**105,000,000**	**199,000,000**
	Nr of dwellings	**272**	**272**	**272**	**524**
	Outturn Cost per dwelling £	**291,000.00**	**364,000.00**	**387,000.00**	**380,000.00**
	Outturn Cost per m2	**3,903**	**4,891**	**5,188**	**4,949**
	Outturn Cost per sq/ft	**363**	**454**	**482**	**460**

2.0 Executive Summary - Programme

2.1 The table below identifies a summary of the outline estimated programme dates. The timeline for the overall programme are as below:

		Programme Dates
Option 1	Forecast Commencement	May-27
	Forecast Duration	91 weeks
	Forecast Completion	Mar-29
Option 2	Forecast Commencement	May-27
	Forecast Duration	100 weeks
	Forecast Completion	May-29
Option 3	Forecast Commencement	May-27
	Forecast Duration	100 weeks
	Forecast Completion	May-29
Option 4	Forecast Commencement	May-27
	Forecast Duration	264 weeks
	Forecast Completion	Sep-32

3.0 Information Used

3.1 Information Used

Design

- Portsmouth City Council Scope of Works Large Panel System - Feasibility Study dated November 2025
- C&W Architects 260003_8000-01 LPS Tower Blocks Portsmouth CC_Design Document - DRAFT WIP
- Portsmouth City Council NEC Term Service Contract Building Maintenace Schedules - Scehdule 3 - Part 9 - Approved Materials and Equipment

Elevations / Site Plan

- B&N - East Elevation (Portsmouth City Council)
- B&N - West Elevation (Portsmouth City Council)
- B&N Typical Floor Layout
- Barkis and Nickleby Block Layout
- Barkis floor plan
- Barkis Layout
- B_N001 - Location Plan
- B_N002 - Site Plan

Fire Strategy

- FRC6006 - Fire Strategy Report (V06) - Barkis House
- KFS-FRA4-2410- Barkis House, Brownlow Close, Portsmouth, PO1 4EP-Validated V3
- FRC6006 - FRAEW3 Report (V3a) - Barkis House
- FRC6006 EWS1 Form Barkis House
- Handsworth House Sprinklers - Valuation Sheet
- Pricing Schedule - Sprinklers LADYWOOD HOUSE

Asbestos

- Asbestos - all current items BARKIS HOUSE
- Asbestos - all current items NICKLEBY HOUSE

3.0 Information Used (Cont'd)

Wilde Civil & Structural Engineers

- 6613 WCC Portsmouth LPS Blocks -ENGINEERING WORKS
- 6613 WCC Portsmouth LPS Retrofit Strengthening Calculations
- 6613 - S.201 NICKLEBY & BARKIS HOUSES TYPICAL GROUND FLOOR PLAN STRENGTHENING PROPOSALS
- 6613 - S.204 NICKLEBY & BARKIS HOUSES 18 LEVEL FLOOR PLAN STRENGTHENING PROPOSALS
- 6613 - S.210 NICKLEBY & BARKIS HOUSES SECTION C-C STRENGTHENING PROPOSALS
- 6613 - S.211 NICKLEBY & BARKIS HOUSES SECTION D-D STRENGTHENING PROPOSALS
- 6613 - S.220 NICKLEBY & BARKIS HOUSES TYPICAL STRENGTHENING DETAILS 1
- 6613 - S.220 NICKLEBY & BARKIS HOUSES TYPICAL STRENGTHENING DETAILS 2
- 6613 - S.220 NICKLEBY & BARKIS HOUSES TYPICAL STRENGTHENING DETAILS 3
- 6613 - S.250 NICKLEBY & BARKIS HOUSES SITE PLAN AND FLAT LOCATION PLAN
- 6613 - S.251 NICKLEBY & BARKIS HOUSES EXISTING GROUND FLOOR PLAN
- 6613 - S.252 NICKLEBY & BARKIS HOUSES TYPICAL EXISTING 1-17 LEVEL FLOOR PLAN
- 6613 - S.253 NICKLEBY & BARKIS HOUSES EXISTING 18 LEVEL FLOOR PLAN
- 6613 - S.260 NICKLEBY & BARKIS HOUSES SECTION Cx-Cx EXISTING STRUCTURE
- 6613 - S.261 NICKLEBY & BARKIS HOUSES SECTION Dx-Dx EXISTING STRUCTURE
- 6613 - S.270 NICKLEBY & BARKIS HOUSES EXISTING STRUCTURE DETAILS

4.0 Assumptions

Generally

- Decanting of existing buildings, including any temporary moves to be executed and funded by PCC in advance of any works commencing.
- The buildings are to be fully vacated and decanted. No persons can be in occupation in any form during the execution of any construction works or related activities. This includes the undertaking of surveys, testing, strip-out, preparatory works or pre construction activities in their entirety.
- The existing structure can accommodate the proposed works and associated loads etc. No allowance has been made for substructure and/or structure enhancement, reinforcement, alteration of upgrading above the proposals included herein. This needs to be validated by design specialists as an immediate action.
- Start on Site assumed Q2 2027 with an 8 month enabling works period.
- Works to be executed as a single contract with no sectional completion with the appointed Demolition / Specialist Contractor.
- Two Stage Design & Build Procurement Approach.
- Main Contractor Appointment via applicable framework or equivalent mechanism to ensure delivery of best value.
- Works to be executed as per C&W's phasing diagrams with works for Options 1-3 to be carried out concurrently between both blocks.
- Main Contractors OH&P of 9% with insurances at 1% used for Enablement Works.
- Main Contractors OH&P of 5.5% with insurances at 1% used for Options 1-4.
- Allowance for asbestos removal included at £275k for Options 1-3 (£250k for Option 4) - subject to validation via intrusive survey.
- Existing screeds can be removed utilising mechanical plant - no requirement for works to be executed by hand.
- All waste produced as result of enablement works undertakings will be extracted from the building via existing lifts which are to be replaced as part of these works - these will be in poor condition as a result on completion with no works proposed thereto until their replacement as part of the main works.
- No requirement for making good on completion of enablement works other than where required to leave works in a safe condition only prior to commencement of main works.
- Permanent hoarding or site setup to be installed and maintained as part of the main works.
- Existing building can accommodate the proposed enablement works without the requirement for temporary works, propping, structural enhancements/repairs etc. in advance of structural works prescribed and being undertaken as part of the main works.
- The existing structure can accommodate the proposed works and associated loads etc.

4.0 Assumptions (Cont'd)

- Scaffold and associated hoists etc. are required for the proposed full duration of the project and all proposed works can be executed therefrom.
- No requirement for upgrading below ground substructure to accommodate proposed building loads.
- Provision of tower crane required for duration of project.
- Works to be executed to both buildings concurrently with a programmed stagger to facilitate alignment of subcontract trade packages.
- All proposed works to the external envelope can be undertaken from scaffolding and craneage. No provision for mast climbers, external lifts or haul cages, but could be considered should it be deemed appropriate.
- Scope of structural repair works costed within this report are based upon the proposals referenced within the documentation in Section 3.
- These proposals are currently being validated by Curtins. The outcome of which has not been incorporated within this report.
- Mace recommend that specialist design consultants are engaged to validate and inform the ongoing design.
- All windows to be removed in their entirety and replaced to match existing openings.
- MEP Infrastructure to be replaced, not retained and serviced.
- Sprinkler coverage within the properties to include all areas as detailed in Option 3.
- Assumed sprinkler tanks will be housed externally within the site demise (location tbc).
- External Works - full reinstatement of existing hard and soft landscaping to the respective plot areas to match existing proposals only to Options 1-3.
- Full requirement to comply with Part 2B of the Building Regulations (Consequential Improvements).

5.0 Exclusions

Generally

- VAT
- Costs arising from a Section 106 and/or 278 agreements.
- Costs arising from Construction Infrastructure Levy.
- Monitoring costs during construction; adjacent buildings, noise, dust, vibration, environmental audits, modelling, wind studies and the like.
- Local Authority charges, road closures, etc.
- Any necessary off-site reinforcement of services infrastructure including diversions, upgrades and wayleaves required by proposed works.
- Temporary accommodation over and above that detailed within the cost plans.
- Effects of working condition restrictions, such as Environmental Management Plans.
- Renewable energy technologies as may be required by the Local Planning Authority (henceforth LPA).
- Portsmouth City Council, stakeholder and/or third party costs.
- Air rights, rights of light, boundary wall issues, over sailing rights/licences (or any third party compensation settlements).
- Revenue costs/occupation costs/running costs (outside the scope of the construction project).
- Allowance of 10% included for excavated materials to be contaminated materials only.
- Ecological requirements and associated costs.
- BREEAM assessment costs and fees.
- Out of hours working - normal weekday working hours assumed.
- Undertaking works whilst the building is occupied. Based on the scope it is assumed that no persons can be in occupation in any form during to execution of any construction related activities. This includes the undertaking of surveys, testing, strip-out, preparatory works or pre construction activities in the entirety.
- Requirement for installation of scaffolding or building wrap during enablement works execution. All works to be managed and contained within envelope of the existing structure.
- Requirement for temporary works, propping, structural enhancements/repairs etc. to facilitate the proposed enablement works in advance of structural works being undertaken as part of the main works.
- Loose FF&E, IT and other tenant and/or client specialist items.
- Upgrading or enhancement of services infrastructure other than those stated within this report.

6.0 Risks

Generally

- Unusually high inflation for recent times.
- Industry appetite for works given nature and complexity, associated risk and public profile. Risk to cost and programme.
- Ongoing supply chain material and labour availability, whilst the wars in Ukraine and the Middle East continue.
- Higher fuel costs feeding manufacturing delivery and production costs.
- Presence of asbestos and contaminated materials in existing building.
- Onsite and offsite services infrastructure of limited capacity.
- PCC sustainability agenda.
- Programme - subject to validation following confirmation of exacting project requirements.
- Building decant and resident relocation to meet programme requirements.
- Construction logistics and the impact of construction on neighbours and existing occupants.
- Phasing for the works and availability of existing appropriate decant accommodation.
- Coastal environment with high wind loads.
- Financial viability of proposal for Portsmouth City Council.
- Outputs of surveys and outputs not yet undertaken.
- Outcome of the Curtins structural review.
- Securing of a competitive tender from a competent Principal Contract and supply chain.
- Ability to undertake all required surveys and investigations prior to works commencement, this will likely see PCC retain significant risk accountability throughout the project lifecycle.
- Unavoidable damage caused in the execution of the proposed remedial works and associate cost and programme impact.

7.0 Executive Summary - Commercial - Per Block

7.1 The table below identifies a summary of the outline budget costs per block (Barkis or Nickleby). The Total Construction Cost includes adjustment for Main Contractors Preliminaries and On Costs. The Total Order of Cost includes all adjustments for professional fees, contingency and an allowance for inflation based on a May-27 start on site and inflated to mid-point of contract (for illustrative purposes only).

Appendix		**Option 1 - Essential works**	**Option 2 - Essential works and retrofit**	**Option 3 - Essential works, retrofit and sprinklers**	**Option 4 - Full deconstruction and New Build Block(s)**
A	Building Clearance & Enablement Works	2,460,000	2,460,000	2,460,000	
B	Structural Repairs & Refurbishment	23,940,000	23,940,000	23,940,000	
C	Retrofit elements identified in Option 2	Excluded	7,500,000	7,500,000	
D	Sprinklers to all domestic and communal areas	Excluded	Excluded	2,300,000	
E	Option 4 - Full deconstruction of blocks and new build	Excluded	Excluded	Excluded	
	Total Construction Cost £	**26,400,000**	**33,900,000**	**36,200,000**	
	Professional Fees	2,760,000	3,480,000	3,700,000	See combined summary
	Contingency	4,390,000	5,630,000	6,010,000	
	Inflation	1,949,255	2,498,881	2,667,371	
	Decant (Detailed in Section 8.0) - Includes an allowance for inflation	3,813,907	3,813,907	3,813,907	
	Total Order of Cost £	**39,313,162**	**49,322,788**	**52,391,278**	
	Say £	**40,000,000**	**50,000,000**	**53,000,000**	
	Nr of dwellings	**136**	**136**	**136**	
	Construction Cost per dwelling (excluding on costs) £	**195,000.00**	**250,000.00**	**267,000.00**	

8.0 AREA SCHEDULE

Mace Schedule

Space	Quantity	Typical Floor Area (m²)	Total (m²)	Perimeter (m)	Total (m)	Wall Height (m)	Wall Area (m²)	Total Wall Area (m²)
1 Bedroom Flat	**1**	**47**	**47**	**29**	**29**	**2.5**	**73**	**73**
Living Room	1	16	16	16	16	2.5	40	40
Kitchen	1	8	8	12	12	2.5	30	30
Bedroom	1	13	13	16	16	2.5	40	40
Bathroom	1	3	3	8	8	2.5	20	20
Hall	-	3	3	9	9	2.5	23	23
Storage/Utilities	-	1	1	4	4	2.5	10	10
Internal Wall Space incl. risers	-	3	3	-	-	-	-	-
	Sub Total	**47**	**47**	**65**	**65**	**-**	**163**	**163**
1 Bedroom Flat	**1**	**47**	**47**	**29**	**29**	**2.5**	**73**	**73**
Living Room	1	16	16	16	16	2.5	40	40
Kitchen	1	8	8	12	12	2.5	30	30
Bedroom	1	13	13	16	16	2.5	40	40
Bathroom	1	3	3	8	8	2.5	20	20
Hall	-	3	3	9	9	2.5	23	23
Storage/Utilities	-	1	1	4	4	2.5	10	10
Internal Wall Space incl. risers	-	3	3	-	-	-	-	-
	Sub Total	**47**	**47**	**65**	**65**	**-**	**163**	**163**
1 Bedroom Flat	**1**	**48**	**48**	**32**	**32**	**2.5**	**80**	**80**
Living Room	1	15	15	16	16	2.5	40	40
Kitchen	1	8	8	12	12	2.5	30	30
Bedroom	1	12	12	15	15	2.5	38	38
Bathroom/WC	1	3	3	8	8	2.5	20	20
Hall	-	4	4	10	10	2.5	25	25
Storage/Utilities	-	2	2	10	10	2.5	25	25
Internal Wall Space incl. risers	-	4	4	-	-	-	-	-
	Sub Total	**48**	**48**	**71**	**71**	**-**	**178**	**178**
1 Bedroom Flat	**1**	**48**	**48**	**32**	**32**	**2.5**	**80**	**80**
Living Room	1	15	15	16	16	2.5	40	40
Kitchen	1	8	8	12	12	2.5	30	30
Bedroom	1	12	12	15	15	2.5	38	38
Bathroom/WC	1	3	3	8	8	2.5	20	20
Hall	-	4	4	10	10	2.5	25	25
Storage/Utilities	-	2	2	7	7	2.5	18	18
Internal Wall Space incl. risers	-	4	4	-	-	-	-	-
	Sub Total	**48**	**48**	**68**	**68**	**-**	**171**	**171**
2 Bedroom Flat	**1**	**72**	**72**	**40**	**40**	**2.5**	**100**	**100**
Living Room	1	18	18	17	17	2.5	43	43
Kitchen	1	9	9	13	13	2.5	33	33
Bedroom 1	1	13	13	15	15	2.5	38	38
Bedroom 2	1	13	13	15	15	2.5	38	38
Bathroom/WC	1	3	3	8	8	2.5	20	20
Hall	-	12	12	25	25	2.5	63	63
Storage/Utilities	-	1	1	7	7	2.5	18	18
Intermale Wall Space incl. risers	-	3	3	-	-	-	-	-
	Sub Total	**72**	**72**	**100**	**100**	**-**	**253**	**253**

2 Bedroom Flat		**1**	**70**	**70**	**37**	**37**	**2.5**	**93**	**93**
	Living Room	1	18	18	17	17	2.5	43	43
	Kitchen	1	8	8	13	13	2.5	33	33
	Bedroom 1	1	13	13	15	15	2.5	38	38
	Bedroom 2	1	13	13	15	15	2.5	38	38
	Bathroom/WC	1	4	4	8	8	2.5	20	20
	Hall	-	10	10	21	21	2.5	53	53
	Storage/Utilities	-	2	2	9	9	2.5	23	23
	internal Wall Space incl. risers	-	2	2	-	-	-	-	-
	Sub Total		**70**	**70**	**98**	**98**	**-**	**248**	**248**
2 Bedroom Flat		**1**	**70**	**70**	**37**	**37**	**2.5**	**93**	**93**
	Living Room	1	18	18	17	17	2.5	43	43
	Kitchen	1	8	8	13	13	2.5	33	33
	Bedroom 1	1	13	13	15	15	2.5	38	38
	Bedroom 2	1	13	13	15	15	2.5	38	38
	Bathroom/WC	1	4	4	8	8	2.5	20	20
	Hall	-	10	10	21	21	2.5	53	53
	Storage/Utilities	-	2	2	9	9	2.5	23	23
	internal Wall Space incl. risers	-	2	2	-	-	-	-	-
	Sub Total		**70**	**70**	**98**	**98**	**-**	**248**	**248**
2 Bedroom Flat		**1**	**71**	**71**	**40**	**40**	**2.5**	**100**	**100**
	Living Room	1	18	18	17	17	2.5	43	43
	Kitchen	1	8	8	13	13	2.5	33	33
	Bedroom 1	1	13	13	15	15	2.5	38	38
	Bedroom 2	1	13	13	15	15	2.5	38	38
	Bathroom/WC	1	3	3	8	8	2.5	20	20
	Hall	-	12	12	24	24	2.5	60	60
	Storage/Utilities	-	2	2	9	9	2.5	23	23
	internal Wall Space incl. risers	-	2	2	-	-	-	-	-
	Sub Total		**71**	**71**	**101**	**101**	**-**	**255**	**255**
Communal Space Floors 1 - 17		**1**	**82**	**82**	**70**	**70**	**2.5**	**175**	**175**
	Corridor	1	50	50	50	50	2.5	125	125
	Stairway 1	1	11	11	14	14	2.5	35	35
	Lift Shaft	1	11	11	14	14	2.5	35	35
	Utilities & Services (Bin Chute, Switchgear, Dry Riser)	1	6	6	12	12	2.5	30	30
	Internal Corridor/Flat Dividing Walls incl. risers		4	4	-	-	-		-
	Sub Total		**82**	**82**	**90**	**90**	**-**	**225**	**225**
Total Internal Gross Area Floors 1-17 (m²)		**17**	**555**	**9435**	**346**	**5882**	**2**	**867**	**14739**

Ground Floor	**1**	**630**	**630**	**126**	**126**	**3.0**	**378**	**378**
Corridors	1	80	80	88	88	2.96	260	260
Bin Stores	1	477	477	150	150	2.96	444	444
Cleaning	1	14	14	16	16	2.96	47	47
Stairs	1	11	11	14	14	2.96	41	41
Lifts	1	12	12	14	14	2.96	41	41
Office	1	8	8	12	12	2.96	36	36
Switchrooms	1	18	18	29	29	2.96	86	86
Internal Wall Space incl. risers, excl. storage shed walls		10	10	0	0	2.96	0	0
Community Room		**55**	**55**	**27**	**27**	**2.96**	**80**	**80**
Community Room	1	39	39	27	27	2.96	80	80
Community Lobby	1	2	2	6	6	2.96	18	18
Community Kitchen	1	5	5	9	9	2.96	27	27
Community WC's	1	6	6	14	14	2.96	41	41
Community Stores/Electrics	1	1	1	6	6	2.96	18	18
Internal Wall Space incl. risers, excl. storage shed walls	1	2	2	-	-	-	-	-
	Sub Total	**685**	**685**	**412**	**412**	**-**	**1219**	**1219**
Total Building Internal Gross Area (m²)		**1240**	**10120**	**758**	**6294**		**2086**	**15958**

9.0 DECANT COSTS

9.0 Decant Costs

Ref	Description	Qty	Unit	Rate £	Total £	Comments
1.0	Removal of furniture from flats - moved to within 10 mile radius	136	nr	900.00	122,400	
1.1	Rent for 1 bed flats in Portsmouth area; £800 per month	68	nr	20,465.12	1,391,628	Assumed Full Occupation
1.2	Rent for 2 bed flats in Portsmouth area; £1,200 per month	68	nr	30,697.67	2,087,442	Assumed Full Occupation
1.3	Furniture removal from rented accommodation to new block	136	nr	900.00	122,400	
1.4	Allowance for inflation to above	2.5%		3,601,470	90,037	
	Sub Total				**3,813,907**	

APPENDIX A - Enablement Works

Portsmouth City Council
Barkis and Nickleby House - Large Panel System (LPS) - Development Options Appraisal
15th April 2026

Appendix A
Executive Summary - Enablement Works

						Total (£)	£/m2
	Construction Cost						
-	Barkis or Nickleby House - Building Clearance & Enablement Works	1	item	1,736,576	1,736,576		
						1,736,576	**172**
	Main Contractor On-Costs						
-	Pre Construction Services Fee	2%			34,732		
-	Construction Phase Preliminaries	20%			354,262		
-	OH&P	9%			191,301		
-	Insurances	1%			23,169		
-	Contractor Risk	5%			117,002		
						720,466	**71**
	Total Construction Cost					**2,457,042**	**243**
	Say					**2,460,000**	**243**
	Professional Fees						
-	Design Fees - Structural Engineer & Temp Works Only	5%			122,852		
-	Delivery Fees (PM/EA & QS)	6%			147,423		
-	Principal Designer	2.5%			61,426		
-	Surveys	6%			147,423		
						479,124	**47**
	Say					**480,000**	**47**
	Contingency						
-	Design	10%			293,912		
-	Construction	5%			146,808		
						440,720	**44**
	Say					**450,000**	**44**

Appendix A
Executive Summary - Enablement Works

			Total (£)	£/m2
	Additional Costs			
-	Inflation	Refer to Exec Summary		
-	CIL Contribution	Excluded		
-	Commuted sums	Excluded		
-	Section 106	Excluded		
-	Section 278	Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution	Excluded		
			Excluded	**-**
	Total Order of Cost (ROUNDED)		**3,390,000**	**335**

Barkis or Nickleby House - Construction Cost

Ref	Description	Qty	Unit	Rate £	Total £	Comments
	ENABLEMENT WORKS					
A	**Soft strip to residential areas**					
a1.1	All kitchens	136	nr	600.00	81,600	Fittings and furnishings. Finishes taken in Option 1.
a1.2	Bathrooms and sanitaryware	136	nr	500.00	68,000	Fittings and furnishings. Finishes taken in Option 1.
a1.3	Floor finishes	8,041	m2	5.50	44,226	Location of screed removal TBC
a1.4	Suspended ceilings and bulkheads	8,041	m2	10.00	80,410	
a1.5	Internal non-structural partitions where required to facilitate structural and fire compliance works	2,900	m2	40.00	116,000	Assumed 10% of wall areas - Scope TBC
a1.6	Internal doors, Single Apartment Front Door	136	nr	75.00	10,200	
a1.7	Internal doors, Single Apartment Door	612	nr	75.00	45,900	
a1.8	Internal doors, Storage Single Door	646	nr	75.00	48,450	
a1.9	Internal doors, Storage Double Door	136	nr	150.00	20,400	
a1.10	Built-in cupboards, wardrobes and fixtures	204	nr	260.00	53,040	
a1.11	Wall linings	29,000	m2	12.00	348,000	
a1.12	Full removal of wall in each flat and making good as per C&W detail (TBC)	136	nr	750.00	102,000	Detail TBC
a1.13	Allowance for asbestos removal as required for structural remediation and renovation works	1	Item	275,000.00	275,000	
a1.14	Nominal allowance for contaminated materials	1	item	180,000.00	180,000	£10K allowance per floor
a1.15	Allowance for removing screed and insulation	804	m2	20.00	16,080	Location of screed removal TBC (Assumed 10% of residential area)
B	**MEP Strip out to residential areas**					
b1.1	Allowance for MEP strip out on floorplates back to core risers	8,041	m2	10.00	80,410	
b1.2	Existing lighting installations and containment systems	8,041	m2	-	-	Included
b1.3	Fire alarm cabling, devices and associated infrastructure	8,041	m2		-	Included
b1.4	Redundant service runs, brackets and supports	8,041	m2		-	Included
b1.5	Redundant pipework, wiring and containment within service risers and plant areas	8,041	m2		-	Included
b1.6	Existing water mains risers, waste stacks and ventilation ductwork where scheduled for replacement	8,041	m2		-	Excluded extent unknown
b1.7	Electrical and sub-main cabling where identified for upgrade	8,041	m2		-	Excluded extent unknown
b1.8	Allowance for BWIC	5	%	80,410.00	4,021	
C	**Strip-Out to residential areas (Communal Areas)**					
	Removal and disposal of:					
c1.1	Suspended ceilings and service bulkheads within corridors, lobbies and stairwells	1,394	m2	10.00	13,940	
c1.2	Wall linings and finishes	4,000	m2	12.00	48,000	
c1.3	Floor coverings	1,394	m2	5.50	7,667	
c1.4	Allowance for removing screed and insulation	139	m2	20.00	2,780	Location of screed removal TBC (Assumed 10% of residential area)
c1.5	All communal fire doors including riser cupboard	85	nr	100.00	8,500	
c1.6	Full removal of asbestos as required for structural remediation works.	-	Item	-	-	Included in a1.13

Barkis or Nickleby House - Construction Cost

Ref	Description	Qty	Unit	Rate £	Total £	Comments
D	**Services Strip out to residential areas (Communal Areas)**					
d1.1	Fire alarm cabling, devices and associated infrastructure	1,394	m2	20.00	27,880	
d1.2	Existing lighting installations and containment systems	1,394	m2	-	-	Included
d1.3	Redundant service runs, brackets and supports	1,394	m2	-	-	Included
d1.4	Redundant pipework, wiring and containment within service risers and plant areas	1,394	m2	-	-	Included
d1.5	Existing water mains risers, waste stacks and ventilation ductwork where scheduled for replacement	1,394	m2	-	-	Included
d1.6	Electrical busbars and sub-main cabling where identified for upgrade	1,394	m2	-	-	Included
d1.7	Builder's work opening-up to service risers to facilitate installation of new infrastructure	1	Item	9,000.00	9,000	
d1.8	Existing radiators	1,394	m2	-	-	Included
d1.9	Electrical distribution boards and wiring where upgrades are required	1,394	m2	-	-	Included
d1.10	Mechanical extract fans and ductwork	1,394	m2	-	-	Included
d1.11	Existing smoke and heat detection systems to allow installation of new LD1 / LD2 systems	1,394	m2	-	-	Included
d1.12	Allowance for BWIC with services strip out	5	%	36,880.00	1,844	
	Communal Areas - Ground Floor Including community room					
E	**Removal and disposal of:**					
e1.1	Suspended ceilings and service bulkheads	91	m2	10.00	910	Within corridors, lobbies and stairwells
e1.2	Wall linings and finishes	524	m2	12.00	6,288	Allowance scope tbc
e1.3	Floor coverings	139	m2	5.50	765	Within corridors, lobbies and stairwells
e1.4	Allowance for removing screed and insulation	139	m2	20.00	2,780	Location of screed removal TBC (Assumed 10% of residential area)
e1.5	External doors	5	nr	400.00	2,000	
e1.6	Internal doors	24	nr	100.00	2,400	
e1.7	All communal doors to bin stores	137	nr	100.00	13,700	Spec TBC
e1.8	Full removal of asbestos as required for structural remediation works.		Item		-	Included in a1.13
	Communal Areas - Ground Floor					
F	**Services Strip out**					
f1.1	Existing radiators	685	m2	20.00	13,700	
f1.2	Electrical distribution boards and wiring where upgrades as required	91	m2		-	Included
f1.3	Mechanical extract fans and ductwork	91	m2		-	Included
f1.4	Existing smoke and heat detection systems to allow installation of new LD1 / LD2 systems	91	m2		-	Included
f1.5	Fire alarm cabling, devices and associated infrastructure	91	m2		-	Included
f1.6	Redundant pipework, wiring, and containment within riser and plant areas	91	m2		-	Included
f1.7	Existing water mains risers, waste stacks and ventilation ductwork where scheduled for replacement	91	m2		-	Included
f1.8	Electrical busbars and sub main cabling	91	m2		-	Included
f1.9	Builder's work opening up to service risers to facilitate installation of new infrastructure	91	m2		-	Included
f1.10	Allowance for BWIC with services strip out	5	%	13,700.00	685	
	Sub Total				**1,736,576**	

APPENDIX B - Structural Repairs & Refurbishment

Portsmouth City Council
Barkis and Nickleby House - Large Panel System (LPS) - Development Options Appraisal
15th April 2026

Appendix B
Executive Summary - Structural Repairs & Refurbishment

				Total (£)	£/m2
	Construction Cost				
-	Barkis or Nickleby House - Building Clearance & Enablement Works		Excluded		
-	Barkis or Nickleby House - Structural Repairs & Refurbishment		18,591,771		
				18,591,771	**1,837**
	Main Contractor On-Costs				
-	Pre Construction Services Fee	2%	371,835		
-	Construction Phase Preliminaries	15%	2,844,541		
-	OH&P	5.5%	1,199,448		
-	Insurances	1%	230,076		
-	Main Contractor D&B Risk	3%	697,130		
				5,343,030	**528**
	Total Construction Cost			**23,934,801**	**2,365**
	Say			**23,940,000**	**2,366**
	Professional Fees				
-	Design Fees	6%	1,436,088		
-	Delivery Fees (PM/EA & QS)	2%	478,696		
-	Clerk of Works/Site Engineer	0.5%	119,674		
-	Principal Designer	0.5%	119,674		
-	Surveys	0.5%	119,674		
				2,273,806	**225**
	Say			**2,280,000**	**225**
	Contingency				
-	Design	10%	2,620,861		
-	Construction	5%	1,310,430		
				3,931,291	**388**
	Say			**3,940,000**	**389**

Appendix B
Executive Summary - Structural Repairs & Refurbishment

			Total (£)	£/m2
	Additional Costs			
-	Inflation	Refer to Exec Summary		
-	CIL Contribution	Excluded		
-	Commuted sums	Excluded		
-	Section 106	Excluded		
-	Section 278	Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution	Excluded		
			Excluded	**-**
	Total Order of Cost (ROUNDED)		**30,160,000**	**2,980**

Barkis or Nickleby House - Construction Cost - Option 1 - Essential Works

Ref	Description	Qty	Unit	Rate £	Total £	Comments
A	**ENABLEMENT WORKS**					
a1.1	Secure and prepare site	1	item	500,000	500,000	Hoarding, gates, temporary pedestrian access, signage, etc.
a1.2	Allowance for soft strip		m2		Excluded	*Included in enablement works.*
a1.3	Allowance for MEP strip out on floorplates back to core risers		m2		Excluded	*Included in enablement works.*
a1.4	Nominal allowance for contaminated materials		item		Excluded	*Included in enablement works.*
a1.5	Allowance for removing screed and insulation		m2		Excluded	*Included in enablement works.*
a1.6	Allowance for asbestos removal as required for structural remediation and renovation works	1	Item		-	*Included in enablement works.*
a1.7	Craneage allowance for loading of steelwork and removal of works (under option 1)	30	wks	2,500	75,000	
B	**STRUCTURAL WORKS & REPAIRS**					
	Structural remediation works					
b1.1	Allowance for structural interventions and repair works	1	item	1,620,000	1,620,000	*Estimated cost based on Wilde Structural Engineers Engineering Works September 2025*
C	**EXTERNAL FABRIC / GLAZING / EXTERNAL DOORS**					
c1.1	Allowance for EPC review and upgrades to achieve minimum EPC C	1	item	269,000	269,000	*Scope included as PCC Confirmation 27/03/2026. New insulation and making good slab to lowest and uppermost floor slabs. Allowance for insulation linings to ground / or first floor and top floor.*
c1.2	Allowance for roofing replacement to community hub	55	m2	350	19,250	
c1.3	Allowance for external panel repairs - Cosmetic repairs only	1	item	200,000	200,000	*PCC requested inclusion of £200k per block on 27/03/2026*
c1.4	Allowance for removing and disposing of existing windows including provision for temporary infill	476	nr	200	95,200	Assumes removal for disposal with temporary sheet infill to open to maintain weather integrity
c1.5	Allowance for providing new double glazed windows	816	m2	1,000	816,000	All elevations (like for like) - subject to confirmation of glass performance specifications, loadings etc.
c1.6	E/O nominal allowance for sealing windows for acoustic requirements.	1	item	75,000	75,000	Risk - Scope subject to confirmation of requirements performance specification etc.
c1.7	Allowance for removing and disposing of existing balcony doors and glazing including provision for temporary infill(s)	68	nr	500	34,000	Assumes removal for disposal with temporary sheet infill to open to maintain weather integrity
c1.8	Allowance for providing new balcony doors and glazing	68	nr	7,500	510,000	
c1.9	Allowance for scaffolding to undertake above and minor repairs	1	item	1,105,500	1,105,500	Allowance for scaffold based on 52 weeks
c1.10	Allowance for external double door; aluminium including VP	3	nr	-	Included	Included in d1.1
c1.11	Allowance for external single door; aluminium including VP	2	nr	-	Included	Included in d1.1

Barkis or Nickleby House - Construction Cost - Option 1 - Essential Works

Ref	Description	Qty	Unit	Rate £	Total £	Comments
D	**INTERNAL REFURBISHMENT**					
	Allowance for refurbishment to general areas;					
d1.1	Ground Floor	1	item	183,000	183,000	
d1.2	Floors 1-17 Communal Areas	17	nr	23,000	391,000	
	Allowance for refurbishment of existing apartments;					
d1.3	One Bedroom (Standard bathroom) 46m2	17	nr	28,400	482,800	
d1.4	One Bedroom (Wetroom to bathroom) 46m2	17	nr	29,400	499,800	
d1.5	One Bedroom (Standard bathroom) 48m2	17	nr	29,700	504,900	
d1.6	One Bedroom (Wetroom to bathroom) 48m2	17	nr	30,700	521,900	
d1.7	Two Bedroom (Standard bathroom) 70m2	17	nr	36,900	627,300	
d1.8	Two Bedroom (Wetroom to bathroom) 70m2	17	nr	37,900	644,300	
d1.9	Two Bedroom (Standard bathroom) 71m2	17	nr	37,500	637,500	
d1.10	Two Bedroom (Wetroom to bathroom) 71m2	17	nr	38,500	654,500	
d1.11	E/O for FF&E generally	1	item	-	Excluded	
d1.12	Allowance for reinstating screed and insulation	804	m2	130	104,520	Location of screed removal TBC (Assumed 10% of residential area)
	INTERNAL DOORS					
	Allowance for replacement of existing internal doors;					
d1.13	Flat entrance doors with new BM Trada certified fire doors; FD30	136	nr	800	108,800	
d1.14	Apartment Internal Single Doors	612	nr	600	367,200	
d1.15	Apartment Internal Single Door; Storage	646	nr	500	323,000	
d1.16	Apartment Internal Double Door; Storage	136	nr	900	122,400	
d1.17	Allowance for fire stopping generally	1,776	nr	120	213,120	
d1.18	Allowance for statutory signage	1	item	45,000	45,000	
E	**MEP SERVICES**					
e1.1	Allowance for Foul Disposal installations (risers)	10,120	m2		Excluded	
e1.2	Allowance for waste system replacement (flats)	10,120	m2	20	202,400	
e1.3	E/O for installation of new wet riser (NEW RISERS SPECIFIED TBC).	10,120	m2	30	303,600	
e1.4	Allowance for Domestic Hot & Cold Waster Installations (flats)	10,120	m2	35	354,200	To kitchens, w/c's, bathrooms, staff room and laundry. Excludes main risers & plant
e1.5	Allowance for water mains riser replacement (risers)	10,120	m2	50	506,000	
e1.6	E/O for new primary domestic installation - riser pipe and plant	10,120	m2	50	506,000	Deemed required to due to age of existing and requirement to obtain warranty on system.
e1.7	E/O for new primary LTHW installation - riser pipe and plant	10,120	m2	40	Excluded	
e1.8	Allowance for Space Heating & Air Treatment (replacement radiators and pipework only)	10,120	m2	50	506,000	LTHW pipework / radiators - excludes risers and radiators to corridors.
e1.9	Upgrade to heating network infrastructure including replacement of Heat Interface Units within properties of B&N.	10,120	m2	-	Excluded	Works carried out by separate project
e1.10	Allowance for upgrade to ventilation systems	10,120	m2	15	151,800	Minor modifications to existing systems
e1.11	Allowance for new small power installation to residential areas	10,120	m2	30	303,600	Inc. cabling and dist. boards on floors only. Excludes main LV switch panel and sub mains.
e1.12	E/O for replacement of main LV switch panel and sub mains	10,120	m2	40	404,800	
e1.13	Allowance for upgrade of electrical wiring to blocks and surge protection	10,120	m2		Included	
e1.14	Allowance for new LED Light Installation	10,120	m2	50	506,000	Assumes switching to apartments and PIR's to communal areas.
e1.15	Upgrade to emergency lighting to BS 5266-1	10,120	m2	5	50,600	
e1.16	Allowance for new lift installation	2	item	150,000	300,000	Lifts to be utilised to remove construction waste - replacement required.
e1.17	Allowance for Upgrades to fire detection/alarm systems	10,120	m2	35	354,200	See FA and Fire Detection requirement tab
e1.18	Allowance for upgrading of AOVs to meet current regulations	1	item	170,000	170,000	

Barkis or Nickleby House - Construction Cost - Option 1 - Essential Works

Ref	Description	Qty	Unit	Rate £	Total £	Comments
e1.19	Allowance for Communication & Security Installations	10,120	item	10	101,200	New fire alarm system c/w panel, CCTV, Access control call points, New TV aerial & points to apartments.
e1.20	Allowance for BMS upgrade following plant infrastructure replacement	10,120	item	20	202,400	BMS upgrades in accordance with base plant infrastructure replacement.
e1.21	Any other making good works as necessitated by the structural works or as identified by the consultant as essential.	1	item	280,000	280,000	Allowance to be % of structural works?
e1.22	Allowance for fire stopping throughout, including service penetrations and ventilation shafts.	1	nr	270,000	270,000	£15k Allowance per floor scope TBC
e1.23	Allowance for MEP Sub-Contract Preliminaries & Design	1	item	738,420	738,420	
e1.24	Allowance for BWIC	5	%	6,211,220	310,561	
	Sub Total				**18,271,771**	
F	**EXTERNAL WORKS & SERVICES**					
f1.1	Allowance for removal and reinstatement of existing hard landscaping	1	Item	232,000	232,000	
f1.2	Allowance for removal and reinstatement of existing soft landscaping	1	Item	78,000	78,000	
f1.3	Allowance for street furniture and the like	1	item	10,000	10,000	Nominal allowance subject to scope confirmation
f1.4	Allowance for upgrades to existing services infrastructure				Excluded	Assumed no requirement - retained as existing
	Sub Total				**320,000**	
	SUB TOTAL BUILDING COSTS INC EXTERNALS £				**18,591,771**	

APPENDIX C - Retrofit

Appendix C

Executive Summary - Retrofit elements identified in Option 2

				Total (£)	£/m2
	Construction Cost				
-	Barkis or Nickleby House - Building Clearance & Enablement Works		Excluded		
-	Barkis or Nickleby House - Structural Repairs & Refurbishment		Excluded		
-	Barkis or Nickleby House - Retrofit		5,821,438		
				5,821,438	**575**
	Main Contractor On-Costs				
-	Pre Construction Services Fee	2%	116,429		
-	Construction Phase Preliminaries	15%	890,680		
-	OH&P	5.5%	375,570		
-	Insurances	1%	72,041		
-	Main Contractor D&B Risk	3%	218,285		
				1,673,005	**165**
	Total Construction Cost			**7,494,443**	**741**
	Say			**7,500,000**	**741**
	Professional Fees				
-	Design Fees	6%	449,667		
-	Delivery Fees (PM/EA & QS)	2%	149,889		
-	Clerk of Works/Site Engineer	0.5%	37,472		
-	Principal Designer	0.5%	37,472		
-	Surveys	0.5%	37,472		
				711,972	**70**
	Say			**720,000**	**71**

Appendix C

Executive Summary - Retrofit elements identified in Option 2

				Total (£)	£/m2
	Contingency				
-	Design	10%	820,642		
-	Construction	5%	410,321		
				1,230,963	**122**
	Say			**1,240,000**	**123**
	Additional Costs				
-	Inflation		Refer to Exec Summary		
-	CIL Contribution		Excluded		
-	Commuted sums		Excluded		
-	Section 106		Excluded		
-	Section 278		Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution		Excluded		
				Excluded	**-**
	Total Order of Cost (ROUNDED)			**9,460,000**	**935**

Barkis or Nickleby House - Construction Cost - Option 2 - Essential Works and Retrofit *(Note for essential works see Option 1)*

Ref	Description	Qty	Unit	Rate £	Total £	Comments
A	**ENABLEMENT WORKS**					
B	**STRUCTURAL WORKS & REPAIRS**					
C	**BUILDING ENVELOPE**					
c1.1	Allowance for providing over cladding solution (EWI)	4,850	m2	700	3,395,000	As detailed within C&W external fabric upgrade section 4.17
c1.2	Allowance for adaption / replacement of existing cladding to attic roof formation		m3	351	-	Excluded - confirmed out of scope by PCC.
c1.3	E/O Allowance for additional 12.5mm plasterboard to internal face of cladding	4,850	m2	35	169,750	
c1.4	Allowance for external panel repairs - Cosmetic repairs only	1	item	(200,000)	(200,000)	
c1.5	Allowance for enhancement of insulation to roof (area) to reach EnerPHit standards	636	m2	150	95,400	Scope TBC
c1.6	Allowance for removing and disposing of existing windows including provision for temporary infill	476	nr	-	Included	Included in Option 1
c1.7	E/O Allowance for providing new triple glazed windows	816	m2	300	244,800	All elevations (like for like) - subject to confirmation of glass performance specifications, loadings etc.
c1.8	E/O nominal allowance for sealing windows for acoustic requirements.	1	item	75,000	75,000	Risk - Scope subject to confirmation of requirements / performance specification etc.
c1.9	E/O allowance for triple glazing / higher spec to new balcony doors and glazing	68	nr	1,000	68,000	
c1.10	Allowance for external double door; aluminium including VP	3	nr	-	Included	See Option 1, d1.1
c1.11	Allowance for external single door; aluminium including VP	2	nr	-	Included	See Option 1, d1.1
c1.12	E/O Scaffolding for EWI and glazing	1	item	170,100	170,100	
c1.13	Allowance for parge coat to external walls	4,850	m2	15	72,750	
c1.14	Allowance for airtightness and energy efficiency upgrades throughout	1	item	385,000	385,000	Allowance of 10% of cost of above items (scope to be defined)
D	**MEP SERVICES**					
d1.1	Allowance removal of PV panels and disposal	200	m2	30	6,000	
d1.2	Allowance for new PV panels	200	m2	450	90,000	
d1.3	Allowance for Heat recovery ventilation systems	136	nr	6,000	816,000	One unit per flat
d1.4	Allowance for new ventilation system	10,120	m2	20	202,400	E/O ductwork to modifications taken in option 1
d1.5	Allowance for MEP Sub-Contract Preliminaries & Design	1	item	167,160	167,160	
d1.6	Allowance for BWIC	5	%	1,281,560	64,078	
	Sub Total				**5,821,438**	
	SUB TOTAL COSTS				**5,821,438**	

APPENDIX D - Sprinklers

Portsmouth City Council
Barkis and Nickleby House - Large Panel System (LPS) - Development Options Appraisal
15th April 2026

Appendix D
Executive Summary - Sprinklers

				Total (£)	£/m2
	Construction Cost				
-	Barkis or Nickleby House - Building Clearance & Enablement Works		Excluded		
-	Barkis or Nickleby House - Structural Repairs & Refurbishment		Excluded		
-	Barkis or Nickleby House - Retrofit		Excluded		
-	Barkis or Nickleby House - Sprinklers		1,784,156		
				1,784,156	**176**
	Main Contractor On-Costs				
-	Pre Construction Services Fee	2%	35,683		
-	Construction Phase Preliminaries	15%	272,976		
-	OH&P	5.5%	115,105		
-	Insurances	1%	22,079		
-	Main Contractor D&B Risk	3%	66,900		
				512,743	**51**
	Total Construction Cost			**2,296,899**	**227**
	Say			**2,300,000**	**227**
	Professional Fees				
-	Design Fees	6%	137,814		
-	Delivery Fees (PM/EA & QS)	2%	45,938		
-	Clerk of Works/Site Engineer	0.5%	11,484		
-	Principal Designer	0.5%	11,484		
-	Surveys	0.5%	11,484		
				218,204	**22**
	Say			**220,000**	**22**

Appendix D
Executive Summary - Sprinklers

				Total (£)	£/m2
	Contingency				
-	Design	10%	251,510		
-	Construction	5%	125,755		
				377,265	**37**
	Say			**380,000**	**38**
	Additional Costs				
-	Inflation		Refer to Exec Summary		
-	CIL Contribution		Excluded		
-	Commuted sums		Excluded		
-	Section 106		Excluded		
-	Section 278		Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution		Excluded		
				Excluded	**-**
	Total Order of Cost (ROUNDED)			**2,900,000**	**287**

Barkis or Nickleby House - Construction Cost - Option 3 - Essential Works, Retrofit and Sprinklers ***(Note for essential works see Option 1 and Retrofit see Option 2)***

Ref	Description	Qty	Unit	Rate £	Total £	Comments
A	**ENABLEMENT WORKS**					
B	**STRUCTURAL WORKS & REPAIRS**					
b1.1	Allowance for concealing sprinkler pipe and boxing in within dwellings	1	Item	121,440	121,440	
C	**MEP SERVICES**					
c1.1	Allowance for Sprinkler Installations within all properties and communal areas	10,120	m2	120	1,214,400	
c1.2	Allowance for forming tank room to Ground Floor	1	item	100,000	100,000	Scope TBC
c1.3	Allowance for MEP Sub-Contract Preliminaries & Design	1	item	197,160	197,160	Included at 15%
c1.4	Allowance for BWIC	10	%	1,511,560	151,156	
	Sub Total				**1,784,156**	
	SUB TOTAL COSTS				**1,784,156**	

APPENDIX E - New build

Portsmouth City Council
Barkis and Nickleby House - Large Panel System (LPS) - Development Options Appraisal
15th April 2026

Appendix E
Executive Summary - Demolition and New Build

				Total (£)	£/m2
	Construction Cost				
-	Barkis or Nickleby House - Building Clearance & Enablement Works		Excluded		
-	Barkis or Nickleby House - Structural Repairs & Refurbishment		Excluded		
-	Barkis or Nickleby House - Retrofit		Excluded		
-	Barkis or Nickleby House - Sprinklers		Excluded		
-	Barkis or Nickleby House - Demolition		Included		
-	Barkis / Nickleby Site - New Build		106,278,470		
				106,278,470	**2,643**
	Main Contractor On-Costs				
-	Pre Construction Services Fee	2%	2,125,569		
-	Construction Phase Preliminaries	12%	13,008,485		
-	OH&P	5.5%	6,677,689		
-	Insurances	1%	1,280,902		
-	Main Contractor D&B Risk	3%	3,881,133		
-	Allowance for Building Safety Levy *(Scope detail of schemes TBC)*	Item	1,249,000		
				29,471,299	**733**
	Total Construction Cost			**135,749,769**	**3,376**
	Say			**135,750,000**	**3,376**
	Professional Fees				
-	Design Fees	6%	8,144,986		
-	Delivery Fees (PM/EA & QS)	2%	2,714,995		
-	Clerk of Works/Site Engineer	0.5%	678,749		
-	Principal Designer	0.5%	678,749		
-	Surveys	0.5%	678,749		
				12,896,228	**321**
	Say			**12,900,000**	**321**

Appendix E
Executive Summary - Demolition and New Build

				Total (£)	£/m2
	Contingency				
-	Design	15%	22,296,900		
-	Construction	5%	7,432,300		
				29,729,200	**739**
	Say			**29,730,000**	**739**
	Additional Costs				
-	Inflation		Refer to Exec Summary		
-	CIL Contribution		Excluded		
-	Commuted sums		Excluded		
-	Section 106		Excluded		
-	Section 278		Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution		Excluded		
				Excluded	**-**
	Total Order of Cost (ROUNDED)			**178,380,000**	**4,436**

Construction Cost - Option 4 - Full Deconstruction of existing blocks and New Build construction

Ref	Description	Qty	Unit	Rate £	Total £	Comments
A	**Enabling Works:**					Rates exclusive of MC prelims and OH&P.
A.1	Secure and prepare site	1	item	500,000	500,000	Hoarding, gates, temporary pedestrian access, signage, security, etc.
A.2	Demolition of existing tower blocks (B&N)	1	item	5,300,000	5,300,000	including ACM removal and disposal
A.3	Allowance for site clearance generally	11,431	m2	5	57,155	
A.4	Allowance for recontouring the site	11,431	m2	15	171,465	Assuming all materials remain on site
A.5	Allowance for removal of contaminated material	1,143	m3	100	114,300	Assumed 10%
A.6	Upgrades in STATS capacity to site	1	item	750,000	750,000	Allowance for 1nr substation per block + minor upgrades
A.7	Surface water drainage enhancements	1,635	m2	200	327,000	Blend of attenuation and connection to public sewer, allowance 25% of building footprint and hard landscaping
A.8	Allowance for protection installations to neighbouring properties	1	Item	50,000	50,000	Dust, noise and vibration monitoring
A.9	Nominal Allowance for de-watering (RISK)	1	item	100,000	100,000	
B	**New Buildings:**					
B.1	19 storey residential block - target rate	23,674	m2	2,475	58,593,150	Mid-level, typical quality designed to meet but not exceed building regulations. Subject to uplift based on any client specific requirements.
B.2	6 storey residential block - target rate	16,536	m2	2,275	37,619,400	Mid-level, typical quality designed to meet but not exceed building regulations. Subject to uplift based on any client specific requirements.
C	**External works and drainage:**					
C.1	Allowance for car parking and roadways	2,325	m2	350	813,750	
C.2	Allowance for pedestrian walkways	2,739	m2	250	684,750	
C.3	Allowance for soft landscaping	2,156	m2	125	269,500	
C.4	E/O for steps, ramps, handrails, level changes etc.	1	Item	10,000	10,000	
C.5	E/O for retaining structures	1	Item	50,000	50,000	
C.6	External Lighting	1	Item	50,000	50,000	
C.7	Nominal allowance for foul and surface water drainage	4,002	m2	100	400,200	To ground floor area
C.8	Treatments to boundary	452	m	150	67,800	Site perimeter
C.9	External FFE	1	item	Excluded	Excluded	
C.10	External play areas and the like	1	Item	Excluded	Excluded	
C.11	Allowance to connect in to existing road networks	1	item	100,000	100,000	Allowance only
C.12	Allowance for reconnecting into existing services	1	Item	250,000	250,000	Allowance only
	Sub Total				**106,278,470**	

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Outline Budget Estimate

Tipton and Edgbaston House - Large Panel System (LPS) - Development Options Appraisal

for

Portsmouth City Council

Report Nr: 1 Date: 15th April 2026

Project Nr: 200000 9482
Prepared by: John Paddington
Daniel Vincent

Reviewed: Darren Buckley

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Document Issue Sheet

Issue Nr.	Document	Issue Date	Parties Sent To	Prepared By	Checked By	Reviewed By
1	Outline Budget Estimate: Tipton & Edgbaston House Large Panel System (LPS) - Development Options Appraisal DRAFT FOR INITIAL CLIENT REVIEW	15.04.26	Niamh Nocentini C&W	John Paddington Daniel Vincent	Haider Poswall	Darren Buckley

Authorised by	
Date 15.04.26	

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Option 1 Appendix A - Executive Summary - Enablement Works

Option 1 Appendix B - Executive Summary - Structural Repairs & Refurbishment

Option 2 Appendix C - Executive summary - Retrofit

Option 3 Appendix D - Executive summary - Sprinkler System

Option 4 Appendix E - Executive summary - Full Deconstruction of existing block and construction of new block(s)

0.0 Introduction

0.1 This Order of Cost Estimate is a presentation of the options detailed in The Portsmouth City Council Scope of Works Large Panel System - Feasibility Study dated November 2025 and C&W Architects 260003_8000-01 LPS Tower Blocks Portsmouth CC_Design Document.

0.2 The information provided herein is based on a desktop undertaking by Mace following the receipt of the information identified in Section 3.0 Information Used. The document seeks to provide an indicative cost and programme assessment of the proposals for means of the budgeting of construction costs only.

0.3 The basis of this Order of Cost Estimate can be found in Section 3,4,5 and 6 of this document. This includes a List of Assumptions, Exclusions & Risks.

0.4 The Executive Summary (Combined) currently forecasts a total outturn order of cost for each option as follows: Option 1 circa £75m, Option 2 circa £94m, Option 3 circa £101m, Option 4 circa £158m including professional fees and contingency provisions but excluding VAT and Portsmouth City Council (PCC) or Third Party Costs.

0.5 It should be noted that due to the increased number of dwellings included in option 4, the actual construction cost per dwelling on the above is as follows: Option 1 £184k, Option 2 £235k, Option 3 £255k and Option 4 £251k. This is as detailed in Section 1.0 Executive Summary.

0.6 The industry appetite for works of this nature and complexity, associated risk and public profile remains very low. This has been validated following our regional and national supply chain interface. This poses a significant risk to the viability of the scheme commercially and in regards to programme and quality.

0.7 Furthermore, the proposed structural solution along with the significant fit out works produces a prolongated programme of works which during times of economic uncertainty will be unattractive to the current market.

0.8 The costs are a budget estimate of the order of costs assuming procurement through a competitive two stage design and build procurement process for the entire works and across all options.

0.0 Introduction (cont'd).

0.9 For illustrative purposes only we have provided inflationary allowances assuming a start on site date of May-27 to midpoint of contract. Upon further detail of PCCs intended programme this can be updated to reflect more accurate timelines.

0.10 Should any of these options be considered we would suggest further surveys be undertaken to establish the current conditions on site and potential scope requirements.

0.11 The execution of the proposed works will require the buildings to be fully decanted and vacated. No persons can be in occupation in any form during the execution of any construction works or related activities. This includes the undertaking of surveys, testing, strip-out, preparatory works and pre-construction activities.

0.12 Following the enablement works undertaking and subsequent survey, should the decision be made not to undertake the proposed works or should it be found to be unviable, the costs associated therewith are not deemed wholly abortive as in our opinion a vast extent would be required to enable safe and effective demolition of the structures. Moreover, should a demolition option be investigated we would recommend supply chain engagement in the first instance to determine a robust methodology and associated costs, in lieu of the building characteristics and site constraints.

0.13 In light of the current market, significant variation in future inflation forecasts and the challenge of securing a fixed price lump sum from a contractor, Mace would advise the client to hold a further below the line Management Reserve across all their projects and current programme of works. Mace will continue to update the Council on market volatility so that this management reserve figure can be continually monitored and assessed.

1.0 Executive Summary - Commercial - Combined

1.1 The table below identifies a summary of the outline budget costs for both Tipton and Edgbaston blocks. The Total Construction Cost includes adjustment for Main Contractors Preliminaries and On Costs. The Total Order of Cost includes all adjustments for professional fees, contingency and an allowance for inflation based on a May-27 start on site and inflated to mid-point of contract (for illustrative purposes only).

Appendix		Option 1 - Essential works	Option 2 - Essential works and retrofit	Option 3 - Essential works, retrofit and sprinklers	Option 4 - Full deconstruction and New Build Block(s)
A	Building Clearance & Enablement Works	4,820,000	4,820,000	4,820,000	Excluded
B	Structural Repairs & Refurbishment	44,980,000	44,980,000	44,980,000	Excluded
C	Retrofit elements identified in Option 2	Excluded	14,020,000	14,020,000	Excluded
D	Sprinklers to all domestic and communal areas	Excluded	Excluded	5,340,000	Excluded
E	Full deconstruction of blocks and new build	Excluded	Excluded	Excluded	108,160,000
	Total Construction Cost £	**49,800,000**	**63,820,000**	**69,160,000**	**108,160,000**
	Nr of dwellings	**272**	**272**	**272**	**432**
	Construction Cost per dwelling £	**184,000.00**	**235,000.00**	**255,000.00**	**251,000.00**
	Construction Cost per m2	**2,322**	**2,976**	**3,225**	**3,426**
	Construction Cost per sq/ft	**216**	**276**	**300**	**318**
	Professional Fees	5,220,000	6,560,000	7,080,000	10,280,000
	Contingency	8,280,000	10,600,000	11,480,000	23,690,000
	Inflation	3,677,730	4,704,938	5,096,532	15,861,709
	Decant (Detailed in Section 8.0) - Includes an allowance for inflation	7,627,814	7,627,814	7,627,814	Excluded
	Total Order of Cost £	**74,605,544**	**93,312,752**	**100,444,346**	**157,991,709**
	Say £	**75,000,000**	**94,000,000**	**101,000,000**	**158,000,000**
	Nr of dwellings	**272**	**272**	**272**	**432**
	Outturn Cost per dwelling £	**276,000.00**	**346,000.00**	**372,000.00**	**366,000.00**
	Outturn Cost per m2	**3,497**	**4,384**	**4,710**	**5,005**
	Outturn Cost per sq/ft	**325**	**407**	**438**	**465**

2.0 Executive Summary - Programme

2.1 The table below identifies a summary of the outline estimated programme dates. The timeline for the overall programme are as below:

		Programme Dates
Option 1	Forecast Commencement	May-27
	Forecast Duration	91 weeks
	Forecast Completion	Mar-29
Option 2	Forecast Commencement	May-27
	Forecast Duration	100 weeks
	Forecast Completion	May-29
Option 3	Forecast Commencement	May-27
	Forecast Duration	100 weeks
	Forecast Completion	May-29
Option 4	Forecast Commencement	May-27
	Forecast Duration	264 weeks
	Forecast Completion	Sep-32

3.0 Information Used

3.1 Information Used

Design

- Portsmouth City Council Scope of Works Large Panel System - Feasibility Study dated November 2025
- C&W Architects 260003_8000-01 LPS Tower Blocks Portsmouth CC_Design Document - DRAFT WIP
- Portsmouth City Council NEC Term Service Contract Building Maintenace Schedules - Scehdule 3 - Part 9 - Approved Materials and Equipment

Elevations / Site Plan

- T & E - Elevations with Properties Identified
- Tipton House East Elevation
- Tipton House Ground Floor
- Tipton House S_N Elevations
- Tipton House Section A_A
- Tipton House Section B_B
- Tipton House Typ_Floors
- Tipton House West Elevation
- Tipton House-Internal East Elevation (1)
- Tipton House-Internal S_N Elevations (1)
- Edbaston Floor Plan
- Edgebaston House - Overall
- EH Internal-Floors 1-17
- EH001
- EH002
- TH Internal-Floors 1-17
- TH001
- TH002
- Tipton Floor Plan
- Tipton House-Internal Typ_Floors (1)
- T&E - Location Plan
- Tipton&Edgbaston Houses Topo Layout1

3.0 Information Used (Cont'd)

Fire Strategy

- FRC6011 - Fire Strategy Report - Edgbaston House V04
- FRC6024 - Fire Strategy Report - Tipton House V04
- KFS-FRA4-2415 - Edgbaston House (1-136), Sedley Close, Somerstown, Southsea, PO5 4PJ-validated V3
- KFS-FRA4-2420- Tipton House, Warwick Crescent, Southsea, Portsmouth. PO5 4PD-validated V3
- FRC6011 - EWS1 Form - Edgbaston House
- FRC6011 - FRAEW3 Report (V2a) - Edgbaston House
- FRC6024 - EWS1 Form - Tipton House
- FRC6024 - FRAEW3 Report (V3a) - Tipton House

Asbestos

- Asbestos - all current items EDGBASTON HOUSE
- Asbestos - all current items TIPTON HOUSE

Wilde Civil & Structural Engineers

- 6613 WCC Portsmouth LPS Blocks -ENGINEERING WORKS
- 6613 WCC Portsmouth LPS Retrofit Strengthening Calculations
- 6613 - S.104 TIPTON & EDGEBASTON HOUSES TYPICAL ROOF PLAN STRENGTHENING PROPOSALS
- 6613 - S.110 TIPTON & EDGEBASTON HOUSES SECTION A-A STRENGTHENING PROPOSALS
- 6613 - S.111 TIPTON & EDGEBASTON HOUSES SECTION B-B STRENGTHENING PROPOSALS
- 6613 - S.120 TIPTON & EDGEBASTON HOUSES TYPICAL STRENGTHENING DETAILS 1
- 6613 - S.120 TIPTON & EDGEBASTON HOUSES TYPICAL STRENGTHENING DETAILS 2
- 6613 - S.150 TIPTON & EDGBASTON HOUSES SITE PLAN AND FLAT LOCATION PLAN
- 6613 - S.151 TIPTON & EDGBASTON HOUSES EXISTING GROUND FLOOR PLAN
- 6613 - S.152 TIPTON & EDGBASTON HOUSES TYPICAL EXISTING 1-17 LEVEL FLOOR PLAN
- 6613 - S.153 TIPTON & EDGBASTON HOUSES TYPICAL ROOF PLAN EXISTING STRUCTURE
- 6613 - S.160 TIPTON & EDGEBASTON HOUSES SECTION Ax-Ax EXISTING STRUCTURE
- 6613 - S.161 TIPTON & EDGEBASTON HOUSES SECTION Bx-Bx EXISTING STRUCTURE
- 6613 - S.170 TIPTON & EDGEBASTON HOUSES EXISTING STRUCTURE DETAILS

4.0 Assumptions

Generally

- Decanting of existing buildings, including any temporary moves to be executed and funded by PCC in advance of any works commencing.
- The buildings are to be fully vacated and decanted. No persons can be in occupation in any form during the execution of any construction works or related activities. This includes the undertaking of surveys, testing, strip-out, preparatory works or pre construction activities in their entirety.
- The existing structure can accommodate the proposed works and associated loads etc. No allowance has been made for substructure and/or structure enhancement, reinforcement, alteration of upgrading above the proposals included herein. This needs to be validated by design specialists as an immediate action.
- Start on Site assumed Q2 2027 with an 8 month enabling works period.
- Works to be executed as a single contract with no sectional completion with the appointed Demolition / Specialist Contractor.
- Two Stage Design & Build Procurement Approach.
- Main Contractor Appointment via applicable framework or equivalent mechanism to ensure delivery of best value.
- Works to be executed as per C&W's phasing diagrams with works for Options 1-3 to be carried out concurrently between both blocks.
- Main Contractors OH&P of 9% with insurances at 1% used for Enablement Works.
- Main Contractors OH&P of 5.5% with insurances at 1% used for Options 1-4.
- Allowance for asbestos removal included at £275k for Options 1-3 (£250k for Option 4) - subject to validation via intrusive survey.
- Existing screeds can be removed utilising mechanical plant - no requirement for works to be executed by hand.
- All waste produced as result of enablement works undertakings will be extracted from the building via existing lifts which are to be replaced as part of these works - these will be in poor condition as a result on completion with no works proposed thereto until their replacement as part of the main works.
- No requirement for making good on completion of enablement works other than where required to leave works in a safe condition only prior to commencement of main works.
- Permanent hoarding or site setup to be installed and maintained as part of the main works.
- Existing building can accommodate the proposed enablement works without the requirement for temporary works, propping, structural enhancements/repairs etc. in advance of structural works prescribed and being undertaken as part of the main works.
- The existing structure can accommodate the proposed works and associated loads etc.

4.0 Assumptions (Cont'd)

- Scaffold and associated hoists etc. are required for the proposed full duration of the project and all proposed works can be executed therefrom.
- No requirement for upgrading below ground substructure to accommodate proposed building loads.
- Provision of tower crane required for duration of project.
- Works to be executed to both buildings concurrently with a programmed stagger to facilitate alignment of subcontract trade packages.
- All proposed works to the external envelope can be undertaken from scaffolding and craneage. No provision for mast climbers, external lifts or haul cages, but could be considered should it be deemed appropriate.
- Scope of structural repair works costed within this report are based upon the proposals referenced within the documentation in Section 3.
- These proposals are currently being validated by Curtins. The outcome of which has not been incorporated within this report.
- Mace recommend that specialist design consultants are engaged to validate and inform the ongoing design.
- All windows to be removed in their entirety and replaced to match existing openings.
- MEP Infrastructure to be replaced, not retained and serviced.
- Sprinkler coverage within the properties to include all areas as detailed in Option 3.
- Assumed sprinkler tanks will be housed externally within the site demise (location tbc).
- External Works - full reinstatement of existing hard and soft landscaping to the respective plot areas to match existing proposals only to Options 1-3.
- Full requirement to comply with Part 2B of the Building Regulations (Consequential Improvements).

5.0 Exclusions

Generally

- VAT
- Costs arising from a Section 106 and/or 278 agreements.
- Costs arising from Construction Infrastructure Levy.
- Monitoring costs during construction; adjacent buildings, noise, dust, vibration, environmental audits, modelling, wind studies and the like.
- Local Authority charges, road closures, etc.
- Any necessary off-site reinforcement of services infrastructure including diversions, upgrades and wayleaves required by proposed works.
- Temporary accommodation over and above that detailed within the cost plans.
- Effects of working condition restrictions, such as Environmental Management Plans.
- Renewable energy technologies as may be required by the Local Planning Authority (henceforth LPA).
- Portsmouth City Council, stakeholder and/or third party costs.
- Air rights, rights of light, boundary wall issues, over sailing rights/licences (or any third party compensation settlements).
- Revenue costs/occupation costs/running costs (outside the scope of the construction project).
- Allowance of 10% included for excavated materials to be contaminated materials only.
- Ecological requirements and associated costs.
- BREEAM assessment costs and fees.
- Out of hours working - normal weekday working hours assumed.
- Undertaking works whilst the building is occupied. Based on the scope it is assumed that no persons can be in occupation in any form during to execution of any construction related activities. This includes the undertaking of surveys, testing, strip-out, preparatory works or pre construction activities in the entirety.
- Requirement for installation of scaffolding or building wrap during enablement works execution. All works to be managed and contained within envelope of the existing structure.
- Requirement for temporary works, propping, structural enhancements/repairs etc. to facilitate the proposed enablement works in advance of structural works being undertaken as part of the main works.
- Loose FF&E, IT and other tenant and/or client specialist items.
- Upgrading or enhancement of services infrastructure other than those stated within this report.
- Reinstatement of central play park and associated works - by PCC.

6.0 Risks

Generally

- Unusually high inflation for recent times.
- Industry appetite for works given nature and complexity, associated risk and public profile. Risk to cost and programme.
- Ongoing supply chain material and labour availability, whilst the wars in Ukraine and the Middle East continue.
- Higher fuel costs feeding manufacturing delivery and production costs.
- Presence of asbestos and contaminated materials in existing building.
- Onsite and offsite services infrastructure of limited capacity.
- PCC sustainability agenda.
- Programme - subject to validation following confirmation of exacting project requirements.
- Building decant and resident relocation to meet programme requirements.
- Construction logistics and the impact of construction on neighbours and existing occupants.
- Phasing for the works and availability of existing appropriate decant accommodation.
- Coastal environment with high wind loads.
- Financial viability of proposal for Portsmouth City Council.
- Outputs of surveys and outputs not yet undertaken.
- Outcome of the Curtins structural review.
- Securing of a competitive tender from a competent Principal Contract and supply chain.
- Ability to undertake all required surveys and investigations prior to works commencement, this will likely see PCC retain significant risk accountability throughout the project lifecycle.
- Unavoidable damage caused in the execution of the proposed remedial works and associate cost and programme impact.

7.0 Executive Summary - Commercial - Per Block

7.1 The table below identifies a summary of the outline budget costs per block (Tipton or Edgbaston). The Total Construction Cost includes adjustment for Main Contractors Preliminaries and On Costs. The Total Order of Cost includes all adjustments for professional fees, contingency and an allowance for inflation based on a May-27 start on site and inflated to mid-point of contract (for illustrative purposes only).

Appendix		**Option 1 - Essential works**	**Option 2 - Essential works and retrofit**	**Option 3 - Essential works, retrofit and sprinklers**	**Option 4 - Full deconstruction and New Build Block(s)**
A	Building Clearance & Enablement Works	2,410,000	2,410,000	2,410,000	
B	Structural Repairs & Refurbishment	22,490,000	22,490,000	22,490,000	
C	Retrofit elements identified in Option 2	Excluded	7,010,000	7,010,000	
D	Sprinklers to all domestic and communal areas	Excluded	Excluded	2,670,000	
E	Option 4 - Full deconstruction of blocks and new build	Excluded	Excluded	Excluded	
	Total Construction Cost £	**24,900,000**	**31,910,000**	**34,580,000**	
	Professional Fees	2,610,000	3,280,000	3,540,000	See combined summary
	Contingency	4,140,000	5,300,000	5,740,000	
	Inflation	1,838,865	2,352,469	2,548,266	
	Decant (Detailed in Section 8.0) - Includes an allowance for inflation	3,813,907	3,813,907	3,813,907	
	Total Order of Cost £	**37,302,772**	**46,656,376**	**50,222,173**	
	Say £	**38,000,000**	**47,000,000**	**51,000,000**	
	Nr of dwellings	**136**	**136**	**136**	
	Construction Cost per dwelling (excluding on costs) £	**184,000.00**	**235,000.00**	**255,000.00**	

8.0 AREA SCHEDULE

Space	Quantity	Typical Floor Area (m²)	Mace Schedule Total (m²)	Perimeter (m)	Total (m)	Wall Height (m)	Wall Area (m²)	Total Wall Area (m²)
1 Bedroom Flat	**1**	**51**	**51**	**32**	**32**	**2.5**	**80**	**80**
Living Room	1	16	16	17	17	2.5	43	43
Kitchen	1	7	7	11	11	2.5	28	28
Bedroom	1	12	12	14	14	2.5	35	35
Bathroom	1	4	4	8	8	2.5	20	20
Hall	-	9	9	18	18	2.5	45	45
Storage/Utilities	-	2	2	6	6	2.5	15	15
Internal Wall Space incl. risers	-	1	1	-	-	-	-	-
	Sub Total	**51**	**51**	**74**	**74**	**-**	**186**	**186**
1 Bedroom Flat	**1**	**51**	**51**	**32**	**32**	**2.5**	**80**	**80**
Living Room	1	16	16	17	17	2.5	43	43
Kitchen	1	7	7	11	11	2.5	28	28
Bedroom	1	12	12	14	14	2.5	35	35
Bathroom	1	4	4	8	8	2.5	20	20
Hall	-	9	9	18	18	2.5	45	45
Storage/Utilities	-	2	2	6	6	2.5	15	15
Internal Wall Space incl. risers	-	1	1	-	-	-	-	-
	Sub Total	**51**	**51**	**74**	**74**	**-**	**186**	**186**
1 Bedroom Flat	**1**	**51**	**51**	**32**	**32**	**2.5**	**80**	**80**
Living Room	1	16	16	17	17	2.5	43	43
Kitchen	1	7	7	11	11	2.5	28	28
Bedroom	1	12	12	14	14	2.5	35	35
Bathroom/WC	1	4	4	8	8	2.5	20	20
Hall		9	9	18	18	2.5	45	45
Storage/Utilities		2	2	6	6	2.5	15	15
Internal Wall Space incl. risers	-	1	1	-	-	-	-	-
	Sub Total	**51**	**51**	**74**	**74**	**-**	**186**	**186**
1 Bedroom Flat	**1**	**51**	**51**	**32**	**32**	**2.5**	**80**	**80**
Living Room	1	16	16	17	17	2.5	43	43
Kitchen	1	7	7	11	11	2.5	28	28
Bedroom	1	12	12	14	14	2.5	35	35
Bathroom/WC	1	4	4	8	8	2.5	20	20
Hall	-	9	9	18	18	2.5	45	45
Storage/Utilities	-	2	2	6	6	2.5	15	15
Internal Wall Space incl. risers	-	1	1	-	-	-	-	-
	Sub Total	**51**	**51**	**74**	**74**	**-**	**186**	**186**
2 Bedroom Flat	**1**	**71**	**71**	**35**	**35**	**2.5**	**88**	**88**
Living Room	1	16	16	17	17	2.5	43	43
Kitchen	1	10	10	14	14	2.5	35	35
Bedroom 1	1	12	12	14	14	2.5	35	35
Bedroom 2	1	12	12	14	14	2.5	35	35
Bathroom/WC	1	4	4	8	8	2.5	20	20
Hall	-	11	11	21	21	2.5	53	53
Storage/Utilities	-	3	3	11	11	2.5	28	28
Internal Wall Space incl. risers	-	3	3	-	-	-	-	-
	Sub Total	**71**	**71**	**99**	**99**	**-**	**249**	**249**

2 Bedroom Flat		**1**	**71**	**71**	**35**	**35**	**2.5**	**88**	**88**
	Living Room	1	16	16	17	17	2.5	43	43
	Kitchen	1	10	10	14	14	2.5	35	35
	Bedroom 1	1	12	12	14	14	2.5	35	35
	Bedroom 2	1	12	12	14	14	2.5	35	35
	Bathroom/WC	1	3	3	8	8	2.5	20	20
	Hall	-	11	11	21	21	2.5	53	53
	Storage/Utilities	-	3	3	11	11	2.5	28	28
	Internal Wall Space incl. risers	-	4	4	-	-	-	-	-
	Sub Total	**71**	**71**	**99**	**99**	**-**	**249**	**249**	
2 Bedroom Flat		**1**	**71**	**71**	**35**	**35**	**2.5**	**88**	**88**
	Living Room	1	16	16	17	17	2.5	43	43
	Kitchen	1	10	10	14	14	2.5	35	35
	Bedroom 1	1	12	12	14	14	2.5	35	35
	Bedroom 2	1	12	12	14	14	2.5	35	35
	Bathroom/WC	1	3	3	8	8	2.5	20	20
	Hall	-	11	11	21	21	2.5	53	53
	Storage/Utilities	-	3	3	11	11	2.5	28	28
	Internal Wall Space incl. risers	-	4	4	-	-	-	-	-
	Sub Total	**71**	**71**	**99**	**99**	**-**	**249**	**249**	
2 Bedroom Flat		**1**	**71**	**71**	**35**	**35**	**2.5**	**88**	**88**
	Living Room	1	16	16	17	17	2.5	43	43
	Kitchen	1	10	10	14	14	2.5	35	35
	Bedroom 1	1	12	12	14	14	2.5	35	35
	Bedroom 2	1	12	12	14	14	2.5	35	35
	Bathroom/WC	1	3	3	8	8	2.5	20	20
	Hall	-	11	11	21	21	2.5	53	53
	Storage/Utilities	-	3	3	11	11	2.5	28	28
	Internal Wall Space incl. risers	-	4	4	-	-	-	-	-
	Sub Total	**71**	**71**	**99**	**99**	**-**	**249**	**249**	
Communal Space Floors 1 - 17		**1**	**103**	**103**	**92**	**92**	**2.5**	**230**	**230**
	Corridor	1	62	62	76	76	2.5	190	190
	Stairway 1	1	10	10	13	13	2.5	33	33
	Stairway 2	1	10	10	13	13	2.5	33	33
	Lift Shaft	1	9	9	17	17	2.5		0
	Utilities & Services (Bin Chute, Switchgear, Dry Riser)	1	10	10	13	13	2.5	33	33
	Internal Corridor/Flat Dividing Walls incl. risers		2	2	-	-	-		-
	Sub Total	**103**	**103**	**132**	**132**	**-**	**289**	**289**	
Total Internal Gross Area Floors 1-17 (m²)		**17**	**591**	**10047**	**360**	**6120**		**902**	**15334**

Ground Floor		**1**	**675**	**675**	**145**	**145**	**2.7**	**392**	**392**
	Scooter Room	1	30	30	23	23	2.69	62	62
	Corridors	1	73	73	78	78	2.69	210	210
	Bin Stores	1	389	389	144	144	2.69	387	387
	Cleaning	1	11	11	15	15	2.69	40	40
	Stairs	1	20	20	27	27	2.69	73	73
	Lifts	1	10	10	13	13	2.69	35	35
	Office	1	17	17	22	22	2.69	59	59
	Switchrooms	1	3	3	10	10	2.69	27	27
	Community Room	1	68	68	35	35	2.69	94	94
	Community Lobby	1	18	18	21	21	2.69	56	56
	Community Kitchen	1	4	4	8	8	2.69	22	22
	Community WC's	1	7	7	15	15	2.69	40	40
	Community Stores/Electrics	1	4	4	8	8	2.69	22	22
	Internal Wall Space incl. risers, excl. storage shed walls	1	21	21					
		Sub Total	**675**	**675**	**419**	**419**	**-**	**1127**	**1127**
Total Building Internal Gross Area (m²)			**1266**	**10722**	**779**	**6539**		**2029**	**16461**

9.0 DECANT COSTS

9.0 Decant Costs

Ref	Description	Qty	Unit	Rate £	Total £	Comments
1.0	Removal of furniture from flats - moved to within 10 mile radius	136	nr	900.00	122,400	
1.1	Rent for 1 bed flats in Portsmouth area; £800 per month	68	nr	20,465.12	1,391,628	Assumed Full Occupation
1.2	Rent for 2 bed flats in Portsmouth area; £1,200 per month	68	nr	30,697.67	2,087,442	Assumed Full Occupation
1.3	Furniture removal from rented accommodation to new block	136	nr	900.00	122,400	
1.4	Allowance for inflation to above	2.5%		3,601,470	90,037	
	Sub Total				**3,813,907**	

APPENDIX A - Enablement Works

Portsmouth City Council
Tipton and Edgbaston House - Large Panel System (LPS) - Development Options Appraisal
15th April 2026

Appendix A
Executive Summary - Enablement Works

						Total (£)	£/m2
	Construction Cost						
-	Tipton or Edgbaston House - Building Clearance & Enablement Works	1	item	1,699,959	1,699,959		
						1,699,959	**159**
	Main Contractor On-Costs						
-	Pre Construction Services Fee	2%			33,999		
-	Construction Phase Preliminaries	20%			346,792		
-	OH&P	9%			187,268		
-	Insurances	1%			22,680		
-	Contractor Risk	5%			114,535		
						705,274	**66**
	Total Construction Cost					**2,405,233**	**224**
	Say					**2,410,000**	**225**
	Professional Fees						
-	Design Fees - Structural Engineer & Temp Works Only	5%			120,262		
-	Delivery Fees (PM/EA & QS)	6%			144,314		
-	Principal Designer	2.5%			60,131		
-	Surveys	6%			144,314		
						469,021	**44**
	Say					**470,000**	**44**
	Contingency						
-	Design	10%			287,425		
-	Construction	5%			143,713		
						431,138	**40**
	Say					**440,000**	**41**

Appendix A

Executive Summary - Enablement Works

			Total (£)	£/m2
	Additional Costs			
-	Inflation	Refer to Exec Summary		
-	CIL Contribution	Excluded		
-	Commuted sums	Excluded		
-	Section 106	Excluded		
-	Section 278	Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution	Excluded		
			Excluded	**-**
	Total Order of Cost (ROUNDED)		**3,320,000**	**310**

Tipton or Edgbaston House - Construction Cost

Ref	Description	Qty	Unit	Rate £	Total £	Comments
	ENABLEMENT WORKS					
A	**Soft strip to residential areas**					
a1.1	All kitchens	136	nr	600.00	81,600	Fittings and furnishings. Finishes taken in Option 1.
a1.2	Bathrooms and sanitaryware	136	nr	500.00	68,000	Fittings and furnishings. Finishes taken in Option 1.
a1.3	Floor finishes	8,296	m2	5.50	45,628	Location of screed removal TBC
a1.4	Suspended ceilings and bulkheads	8,296	m2	10.00	82,960	
a1.5	Internal non-structural partitions where required to facilitate structural and fire compliance works	3,000	m2	40.00	120,000	Assumed 10% of wall areas - Scope TBC
a1.6	Internal doors, Single Apartment Front Door	136	nr	75.00	10,200	
a1.7	Internal doors, Single Apartment Door	680	nr	75.00	51,000	
a1.8	Internal doors, Storage Single Door	340	nr	75.00	25,500	
a1.9	Internal doors, Storage Double Door	-	nr	150.00	-	N/A
a1.10	Built-in cupboards, wardrobes and fixtures	-	nr	260.00	-	N/A
a1.11	Wall linings	30,000	m2	12.00	360,000	
a1.12	Full removal of wall in each flat and making good as per C&W detail (TBC)	136	nr	750.00	102,000	Detail TBC
a1.13	Allowance for asbestos removal as required for structural remediation and renovation works	1	Item	275,000.00	275,000	
a1.14	Nominal allowance for contaminated materials	1	item	180,000.00	180,000	£10K allowance per floor
a1.15	Allowance for removing screed and insulation	830	m2	20.00	16,600	Location of screed removal TBC (Assumed 10% of residential area)
B	**MEP Strip out to residential areas**					
b1.1	Allowance for MEP strip out on floorplates back to core risers	8,296	m2	10.00	82,960	
b1.2	Existing lighting installations and containment systems	8,296	m2	-	-	Included
b1.3	Fire alarm cabling, devices and associated infrastructure	8,296	m2		-	Included
b1.4	Redundant service runs, brackets and supports	8,296	m2		-	Included
b1.5	Redundant pipework, wiring and containment within service risers and plant areas	8,296	m2		-	Included
b1.6	Existing water mains risers, waste stacks and ventilation ductwork where scheduled for replacement	8,296	m2		-	Excluded extent unknown
b1.7	Electrical and sub-main cabling where identified for upgrade	8,296	m2		-	Excluded extent unknown
b1.8	Allowance for BWIC	5	%	82,960.00	4,148	
C	**Strip-Out to residential areas (Communal Areas)**					
	Removal and disposal of:					
c1.1	Suspended ceilings and service bulkheads within corridors, lobbies and stairwells	1,751	m2	10.00	17,510	
c1.2	Wall linings and finishes	5,000	m2	12.00	60,000	
c1.3	Floor coverings	1,751	m2	5.50	9,631	
c1.4	Allowance for removing screed and insulation	175	m2	20.00	3,500	Location of screed removal TBC (Assumed 10% of residential area)
c1.5	All communal fire doors including riser cupboard	85	nr	100.00	8,500	
c1.6	Full removal of asbestos as required for structural remediation works.	-	Item	-	-	Included in a1.13

Tipton or Edgbaston House - Construction Cost

Ref	Description	Qty	Unit	Rate £	Total £	Comments
D	**Services Strip out to residential areas (Communal Areas)**					
d1.1	Fire alarm cabling, devices and associated infrastructure	1,751	m2	20.00	35,020	
d1.2	Existing lighting installations and containment systems	1,751	m2	-	-	Included
d1.3	Redundant service runs, brackets and supports	1,751	m2	-	-	Included
d1.4	Redundant pipework, wiring and containment within service risers and plant areas	1,751	m2	-	-	Included
d1.5	Existing water mains risers, waste stacks and ventilation ductwork where scheduled for replacement	1,751	m2	-	-	Included
d1.6	Electrical busbars and sub-main cabling where identified for upgrade	1,751	m2	-	-	Included
d1.7	Builder's work opening-up to service risers to facilitate installation of new infrastructure	1	Item	9,000.00	9,000	
d1.8	Existing heating systems, radiators and Heat Interface Units	1,751	m2	-	-	Included
d1.9	Electrical distribution boards and wiring where upgrades are required	1,751	m2	-	-	Included
d1.10	Mechanical extract fans and ductwork	1,751	m2	-	-	Included
d1.11	Existing smoke and heat detection systems to allow installation of new LD1 / LD2 systems	1,751	m2	-	-	Included
d1.12	Allowance for BWIC with services strip out	5	%	44,020.00	2,201	
	Communal Areas - Ground Floor Including community room					
E	**Removal and disposal of:**					
e1.1	Suspended ceilings and service bulkheads	82	m2	10.00	820	Within corridors, lobbies and stairwells
e1.2	Wall linings and finishes	392	m2	12.00	4,704	Allowance scope tbc
e1.3	Floor coverings	73	m2	5.50	402	Within corridors, lobbies and stairwells
e1.4	Allowance for removing screed and insulation	675	m2	20.00	13,500	
e1.5	External doors	7	nr	400.00	2,800	
e1.6	Internal doors	21	nr	100.00	2,100	
e1.7	All communal doors to bin stores	105	nr	100.00	10,500	Spec TBC
e1.8	Full removal of asbestos as required for structural remediation works.	-	Item		-	Included in a1.13
	Communal Areas - Ground Floor					
F	**Services Strip out**					
f1.1	Existing heating systems, radiators and Heat Interface Units	675	m2	20.00	13,500	
f1.2	Electrical distribution boards and wiring where upgrades as required	82	m2		-	Included
f1.3	Mechanical extract fans and ductwork	82	m2		-	Included
f1.4	Existing smoke and heat detection systems to allow installation of new LD1 / LD2 systems	82	m2		-	Included
f1.5	Fire alarm cabling, devices and associated infrastructure	82	m2		-	Included
f1.6	Redundant pipework, wiring, and containment within riser and plant areas	82	m2		-	Included
f1.7	Existing water mains risers, waste stacks and ventilation ductwork where scheduled for replacement	82	m2		-	Included
f1.8	Electrical busbars and sub main cabling	82	m2		-	Included
f1.9	Builder's work opening up to service risers to facilitate installation of new infrastructure	82	m2		-	Included
f1.10	Allowance for BWIC with services strip out	5	%	13,500.00	675	
	Sub Total				**1,699,959**	

APPENDIX B - Structural Repairs & Refurbishment

Portsmouth City Council
Tipton and Edgbaston House - Large Panel System (LPS) - Development Options Appraisal
15th April 2026

Appendix B
Executive Summary - Structural Repairs & Refurbishment

				Total (£)	£/m2
	Construction Cost				
-	Tipton or Edgbaston House- Building Clearance & Enablement Works		Excluded		
-	Tipton or Edgbaston House - Structural Repairs & Refurbishment		17,467,955		
				17,467,955	**1,629**
	Main Contractor On-Costs				
-	Pre Construction Services Fee	2%	349,359		
-	Construction Phase Preliminaries	15%	2,672,597		
-	OH&P	5.5%	1,126,945		
-	Insurances	1%	216,169		
-	Main Contractor D&B Risk	3%	654,991		
				5,020,061	**468**
	Total Construction Cost			**22,488,016**	**2,097**
	Say			**22,490,000**	**2,098**
	Professional Fees				
-	Design Fees	6%	1,349,281		
-	Delivery Fees (PM/EA & QS)	2%	449,760		
-	Clerk of Works/Site Engineer	0.5%	112,440		
-	Principal Designer	0.5%	112,440		
-	Surveys	0.5%	112,440		
				2,136,361	**199**
	Say			**2,140,000**	**200**
	Contingency				
-	Design	10%	2,462,438		
-	Construction	5%	1,231,219		
				3,693,657	**344**
	Say			**3,700,000**	**345**

Appendix B
Executive Summary - Structural Repairs & Refurbishment

			Total (£)	£/m2
	Additional Costs			
-	Inflation	Refer to Exec Summary		
-	CIL Contribution	Excluded		
-	Commuted sums	Excluded		
-	Section 106	Excluded		
-	Section 278	Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution	Excluded		
			Excluded	**-**
	Total Order of Cost (ROUNDED)		**28,330,000**	**2,642**

Tipton or Edgbaston House - Construction Cost - Option 1 - Essential Works

Ref	Description	Qty	Unit	Rate £	Total £	Comments
A	**ENABLEMENT WORKS**					
a1.1	Secure and prepare site	1	item	500,000	500,000	Hoarding, gates, temporary pedestrian access, signage, etc.
a1.2	Allowance for soft strip		m2		Excluded	*Included in enablement works.*
a1.3	Allowance for MEP strip out on floorplates back to core risers		m2		Excluded	*Included in enablement works.*
a1.4	Nominal allowance for contaminated materials		item		Excluded	*Included in enablement works.*
a1.5	Allowance for removing screed and insulation		m2		Excluded	*Included in enablement works.*
a1.6	Allowance for asbestos removal as required for structural remediation and renovation works	1	Item		-	*Included in enablement works.*
a1.7	Craneage allowance for loading of steelwork and removal of works (under option 1)	30	wks	2,500	75,000	
B	**STRUCTURAL WORKS & REPAIRS**					
	Structural remediation works					
b1.1	Allowance for structural interventions and repair works	1	item	1,450,000	1,450,000	*Estimated cost based on Wilde Structural Engineers Engineering Works September 2025*
C	**EXTERNAL FABRIC / GLAZING / EXTERNAL DOORS**					
c1.1	Allowance for EPC review and upgrades to achieve minimum EPC C	1	item	282,000	282,000	*Scope included as PCC Confirmation 27/03/2026. New insulation and making good slab to lowest and uppermost floor slabs. Allowance for insulation linings to ground / or first floor and top floor.*
c1.2	Allowance for external panel repairs	1	item	200,000	200,000	*PCC requested inclusion of £200k per block on 27/03/2026*
c1.3	Allowance for removing and disposing of existing windows including provision for temporary infill	578	nr	200	115,600	Assumes removal for disposal with temporary sheet infill to open to maintain weather integrity
c1.4	Allowance for providing new double glazed windows	1,105	m2	1,000	1,105,000	All elevations (like for like) - subject to confirmation of glass performance specifications, loadings etc.
c1.5	E/O nominal allowance for sealing windows for acoustic requirements.	1	item	96,000	96,000	Risk - Scope subject to confirmation of requirements performance specification etc.
c1.6	Allowance for removing and disposing of existing balcony doors and glazing including provision for temporary infill(s)	-	nr	500	Excluded	Not applicable
c1.7	Allowance for providing new balcony doors and glazing	-	nr	7,500	Excluded	Not applicable
c1.8	Allowance for scaffolding to undertake above and minor repairs	1	item	1,025,000	1,025,000	Allowance for scaffold based on 52 weeks
c1.9	Allowance for external double door; aluminium including VP	3	nr	-	Included	Included in d1.1
c1.10	Allowance for external single door; aluminium including VP	2	nr	-	Included	Included in d1.1
D	**INTERNAL REFURBISHMENT**					
	Allowance for refurbishment to general areas;					
d1.1	Ground Floor	1	item	218,000	218,000	
d1.2	Floors 1-17 Communal Areas	17	nr	27,000	459,000	
	Allowance for refurbishment of existing apartments;					
d1.3	One Bedroom (Standard bathroom) 51m2	34	nr	30,500	1,037,000	
d1.4	One Bedroom (Wetroom to bathroom) 51m2	34	nr	31,400	1,067,600	
d1.5	Two Bedroom (Standard bathroom) 72m2	34	nr	37,800	1,285,200	
d1.6	Two Bedroom (Wetroom to bathroom) 72m2	34	nr	38,600	1,312,400	
d1.7	E/O for FF&E generally	1	item	-	Excluded	
d1.8	Allowance for reinstating screed and insulation	830	m2	130	107,900	Location of screed removal TBC (Assumed 10% of residential area)

Tipton or Edgbaston House - Construction Cost - Option 1 - Essential Works

Ref	Description	Qty	Unit	Rate £	Total £	Comments
	INTERNAL DOORS					
	Allowance for replacement of existing internal doors;					
d1.9	Flat entrance doors with new BM Trada certified fire doors; FD30	136	nr	800	108,800	
d1.10	Apartment Internal Single Doors	680	nr	600	408,000	
d1.11	Apartment Internal Single Door; Storage	340	nr	500	170,000	
d1.12	Apartment Internal Double Door; Storage	-	nr	900	-	
d1.13	Allowance for fire stopping generally	1,367	nr	120	164,040	
d1.14	Allowance for statutory signage	1	item	45,000	45,000	
E	**MEP SERVICES**					
e1.1	Allowance for Foul Disposal installations (risers)	10,722	m2		Excluded	
e1.2	Allowance for waste system replacement (flats)	10,722	m2	20	214,440	
e1.3	E/O for installation of new wet riser (NEW RISERS SPECIFIED TBC).	10,722	m2	30	321,660	
e1.4	Allowance for Domestic Hot & Cold Waster Installations (flats)	10,722	m2	35	375,270	To kitchens, w/c's, bathrooms, staff room and laundry. Excludes main risers & plant
e1.5	Allowance for water mains riser replacement (risers)	10,722	m2	50	536,100	
e1.6	E/O for new primary LTHW installation - riser pipe and plant	10,722	m2	40	Excluded	
e1.7	Allowance for Space Heating & Air Treatment	10,722	m2	50	Excluded	Heat interface units, LTHW pipework / radiators - excludes risers and radiators to corridors
e1.8	Bathroom and kitchen ventilation improvements	10,722	m2	15	160,830	Minor modifications to existing systems
e1.9	Electrical heaters to flats	10,722	m2	40	428,880	
e1.10	Allowance for new small power installation to residential areas	10,722	m2	30	321,660	Inc. cabling and dist. boards on floors only. Excludes main LV switch panel and sub mains.
e1.11	E/O for replacement of main LV switch panel and sub mains	10,722	m2	40	428,880	
e1.12	Allowance for upgrade of electrical wiring to blocks and surge protection	10,722	m2		Included	
e1.13	Allowance for new LED Light Installation	10,722	m2	50	536,100	Assumes switching to apartments and PIR's to communal areas.
e1.14	Upgrade to emergency lighting to BS 5266-1	10,722	m2	5	53,610	
e1.15	Allowance for new lift installation	2	item	150,000	300,000	Lifts to be utilised to remove construction waste - replacement required.
e1.16	Allowance for upgrades to fire detection/alarm systems	10,722	m2	35	375,270	
e1.17	Allowance for upgrading of AOVs to meet current regulations	1	item	170,000	170,000	
e1.18	Allowance for Communication & Security Installations	10,722	item	10	107,220	New fire alarm system c/w panel, CCTV, Access control call points, New TV aerial & points to apartments.
e1.19	Allowance for BMS upgrade following plant infrastructure replacement	10,722	item	20	214,440	BMS upgrades in accordance with base plant infrastructure replacement.
e1.20	Any other making good works as necessitated by the structural works or as identified by the consultant as essential.	1	item	252,000	252,000	
e1.21	Allowance for fire stopping throughout, including service penetrations and ventilation shafts.	1	nr	270,000	270,000	£15k Allowance per floor scope TBC
e1.22	Allowance for MEP Sub-Contract Preliminaries & Design (15%)	1	item	681,654	681,654	Included at 15%
e1.23	Allowance for BWIC	5	%	5,748,014	287,401	
	Sub Total				**17,266,955.00**	
F	**EXTERNAL WORKS & SERVICES**					
f1.1	Allowance for removal and reinstatement of existing hard landscaping	1	Item	167,000	167,000	
f1.2	Allowance for removal and reinstatement of existing soft landscaping	1	Item	24,000	24,000	
f1.3	Allowance for street furniture and the like	1	item	10,000	10,000	Nominal allowance subject to scope confirmation
f1.4	Allowance for upgrades to existing services infrastructure				Excluded	Assumed no requirement - retained as existing
	Sub Total				**201,000.00**	
	SUB TOTAL BUILDING COSTS INC EXTERNALS £				**17,467,955.00**	

APPENDIX C - Retrofit

Portsmouth City Council
Tipton and Edgbaston House - Large Panel System (LPS) - Development Options Appraisal
15th April 2026

Appendix C
Executive Summary - Retrofit elements identified in Option 2

				Total (£)	£/m2
	Construction Cost				
-	Tipton or Edgbaston House - Building Clearance & Enablement Works		Excluded		
-	Tipton or Edgbaston House - Structural Repairs & Refurbishment		Excluded		
-	Tipton or Edgbaston House - Retrofit		5,441,050		
				5,441,050	**507**
	Main Contractor On-Costs				
-	Pre Construction Services Fee	2%	108,821		
-	Construction Phase Preliminaries	15%	832,481		
-	OH&P	5.5%	351,029		
-	Insurances	1%	67,334		
-	Main Contractor D&B Risk	3%	204,021		
				1,563,686	**146**
	Total Construction Cost			**7,004,736**	**653**
	Say			**7,010,000**	**654**
	Professional Fees				
-	Design Fees	6%	420,284		
-	Delivery Fees (PM/EA & QS)	2%	140,095		
-	Clerk of Works/Site Engineer	0.5%	35,024		
-	Principal Designer	0.5%	35,024		
-	Surveys	0.5%	35,024		
				665,451	**62**
	Say			**670,000**	**62**

Appendix C

Executive Summary - Retrofit elements identified in Option 2

				Total (£)	£/m2
	Contingency				
-	Design	10%	767,019		
-	Construction	5%	383,509		
				1,150,528	**107**
	Say			**1,160,000**	**108**
	Additional Costs				
-	Inflation		Refer to Exec Summary		
-	CIL Contribution		Excluded		
-	Commuted sums		Excluded		
-	Section 106		Excluded		
-	Section 278		Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution		Excluded		
				Excluded	**-**
	Total Order of Cost (ROUNDED)			**8,840,000**	**824**

Tipton or Edgbaston House - Construction Cost - Option 2 - Essential Works and Retrofit *(Note for essential works see Option 1)*

Ref	Description	Qty	Unit	Rate £	Total £	Comments
A	**ENABLEMENT WORKS**					
B	**STRUCTURAL WORKS & REPAIRS**					
C	**BUILDING ENVELOPE**					
c1.1	Allowance for providing over cladding solution (EWI)	4,225	m2	700	2,957,500	As detailed within C&W external fabric upgrade section 4.17
c1.2	E/O Allowance for additional 12.5mm plasterboard to internal face of cladding	4,225	m2	35	147,875	
c1.3	Allowance for external panel repairs - Cosmetic repairs only	1	item	(200,000)	(200,000)	Not required under reclad option
c1.3	Allowance for enhancement of insulation to roof (area) to reach EnerPHit standards	710	m2	200	142,000	
c1.4	Allowance for removing and disposing of existing windows including provision for temporary infill	578	nr	-	Included	Included in Option 1
c1.5	E/O Allowance for providing new triple glazed windows	1,105	m2	300	331,500	All elevations (like for like) - subject to confirmation of glass performance specifications, loadings etc.
c1.6	E/O nominal allowance for sealing windows for acoustic requirements.	1	item	96,000	96,000	Risk - Scope subject to confirmation of requirements / performance specification etc.
c1.7	E/O allowance for triple glazing / higher spec to new balcony doors and glazing	-	nr	1,000	Excluded	Not applicable to T&E
c1.8	Allowance for external double door; aluminium including VP	5	nr	-	-	See Option 1 - D1.1
c1.9	Allowance for external single door; aluminium including VP	2	nr	-	-	See Option 1 - D1.1
c1.10	E/O Scaffolding for EWI and glazing	1	item	157,700	157,700	
c1.11	Allowance for parge coat to external walls	4,225	m2	15	63,375	
c1.12	Allowance for airtightness and energy efficiency upgrades throughout	1	item	365,000	365,000	Allowance of 10% of cost of above items (scope to be defined)
D	**MEP SERVICES**					
d1.1	Allowance for new PV panels	250	m2	450	112,500	
d1.2	Allowance for Heat recovery ventilation systems	136	nr	6,000	816,000	One unit per flat
d1.3	Allowance for new ventilation system	10,722	m2	20	214,440	E/O ductwork to modifications taken in option 1
d1.4	Allowance for MEP Sub-Contract Preliminaries & Design (15%)	1	item	171,441	171,441	
d1.5	Allowance for BWIC	5	%	1,314,381	65,719	
	Sub Total				**5,441,050**	
	SUB TOTAL COSTS				**5,441,050**	

APPENDIX D - Sprinklers

Portsmouth City Council
Tipton and Edgbaston House - Large Panel System (LPS) - Development Options Appraisal
15th April 2026

Appendix D
Executive Summary - Sprinklers

				Total (£)	£/m2
	Construction Cost				
-	Tipton or Edgbaston House - Building Clearance & Enablement Works		Excluded		
-	Tipton or Edgbaston House - Structural Repairs & Refurbishment		Excluded		
-	Tipton or Edgbaston House - Retrofit		Excluded		
-	Tipton or Edgbaston House - Sprinklers		2,070,226		
				2,070,226	**193**
	Main Contractor On-Costs				
-	Pre Construction Services Fee	2%	41,405		
-	Construction Phase Preliminaries	15%	316,745		
-	OH&P	5.5%	133,561		
-	Insurances	1%	25,619		
-	Main Contractor D&B Risk	3%	77,627		
				594,957	**55**
	Total Construction Cost			**2,665,183**	**249**
	Say			**2,670,000**	**249**
	Professional Fees				
-	Design Fees	6%	159,911		
-	Delivery Fees (PM/EA & QS)	2%	53,304		
-	Clerk of Works/Site Engineer	0.5%	13,326		
-	Principal Designer	0.5%	13,326		
-	Surveys	0.5%	13,326		
				253,193	**24**
	Say			**260,000**	**24**

Appendix D
Executive Summary - Sprinklers

				Total (£)	£/m2
	Contingency				
-	Design	10%	291,838		
-	Construction	5%	145,919		
				437,757	**41**
	Say			**440,000**	**41**
	Additional Costs				
-	Inflation		Refer to Exec Summary		
-	CIL Contribution		Excluded		
-	Commuted sums		Excluded		
-	Section 106		Excluded		
-	Section 278		Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution		Excluded		
				Excluded	**-**
	Total Order of Cost (ROUNDED)			**3,400,000**	**317**

Tipton or Edgbaston House - Construction Cost - Option 3 - Essential Works, Retrofit and Sprinklers *(Note for essential works see Option 1 and Retrofit see Option 2)*

Ref	Description	Qty	Unit	Rate £	Total £	Comments
A	**ENABLEMENT WORKS**					
B	**STRUCTURAL WORKS & REPAIRS**					
b1.1	Allowance for concealing sprinkler pipe and boxing in within dwellings	1	Item	144,301	144,301	
C	**MEP SERVICES**					
c1.1	Allowance for Sprinkler Installations within all properties and communal areas	10,722	m2	135	1,447,470	
c1.2	Allowance for forming tank room to Ground Floor	1	item	75,000	75,000	Scope TBC
c1.3	Allowance for MEP Sub-Contract Preliminaries & Design (15%)	1	item	228,371	228,371	Included at 15%
c1.4	Allowance for BWIC	10	%	1,750,841	175,084	
	Sub Total				**2,070,226**	
	SUB TOTAL COSTS				**2,070,226**	

APPENDIX E - New build

Appendix E
Executive Summary - Demolition and New Build

				Total (£)	£/m2
	Construction Cost				
-	Tipton or Edgbaston House - Building Clearance & Enablement Works		Excluded		
-	Tipton or Edgbaston House - Structural Repairs & Refurbishment		Excluded		
-	Tipton or Edgbaston House - Retrofit		Excluded		
-	Tipton or Edgbaston House Sprinklers		Excluded		
-	Tipton or Edgbaston House - Demolition		Included		
-	Tipton / Edgbaston Site - New Build		85,872,775		
				85,872,775	**2,720**
	Main Contractor On-Costs				
-	Pre Construction Services Fee	2%	1,717,456		
-	Construction Phase Preliminaries	12%	10,510,828		
-	OH&P	5.5%	5,395,558		
-	Insurances	1%	1,034,966		
-	Main Contractor D&B Risk	3%	3,135,947		
-	Allowance for Building Safety Levy *(Scope detail of schemes TBC)*	Item	490,000		
				22,284,755	**706**
	Total Construction Cost			**108,157,530**	**3,426**
	Say			**108,160,000**	**3,426**
	Professional Fees				
-	Design Fees	6%	6,489,452		
-	Delivery Fees (PM/EA & QS)	2%	2,163,151		
-	Clerk of Works/Site Engineer	0.5%	540,788		
-	Principal Designer	0.5%	540,788		
-	Surveys	0.5%	540,788		
				10,274,967	**325**
	Say			**10,280,000**	**326**

Appendix E
Executive Summary - Demolition and New Build

				Total (£)	£/m2
	Contingency				
-	Design	15%	17,764,875		
-	Construction	5%	5,921,625		
				23,686,500	**750**
	Say			**23,690,000**	**750**
	Additional Costs				
-	Inflation		Refer to Exec Summary		
-	CIL Contribution		Excluded		
-	Commuted sums		Excluded		
-	Section 106		Excluded		
-	Section 278		Excluded		
-	Nutrient Neutral Mitigation Strategy Contribution		Excluded		
				Excluded	**-**
	Total Order of Cost (ROUNDED)			**142,130,000**	**4,502**

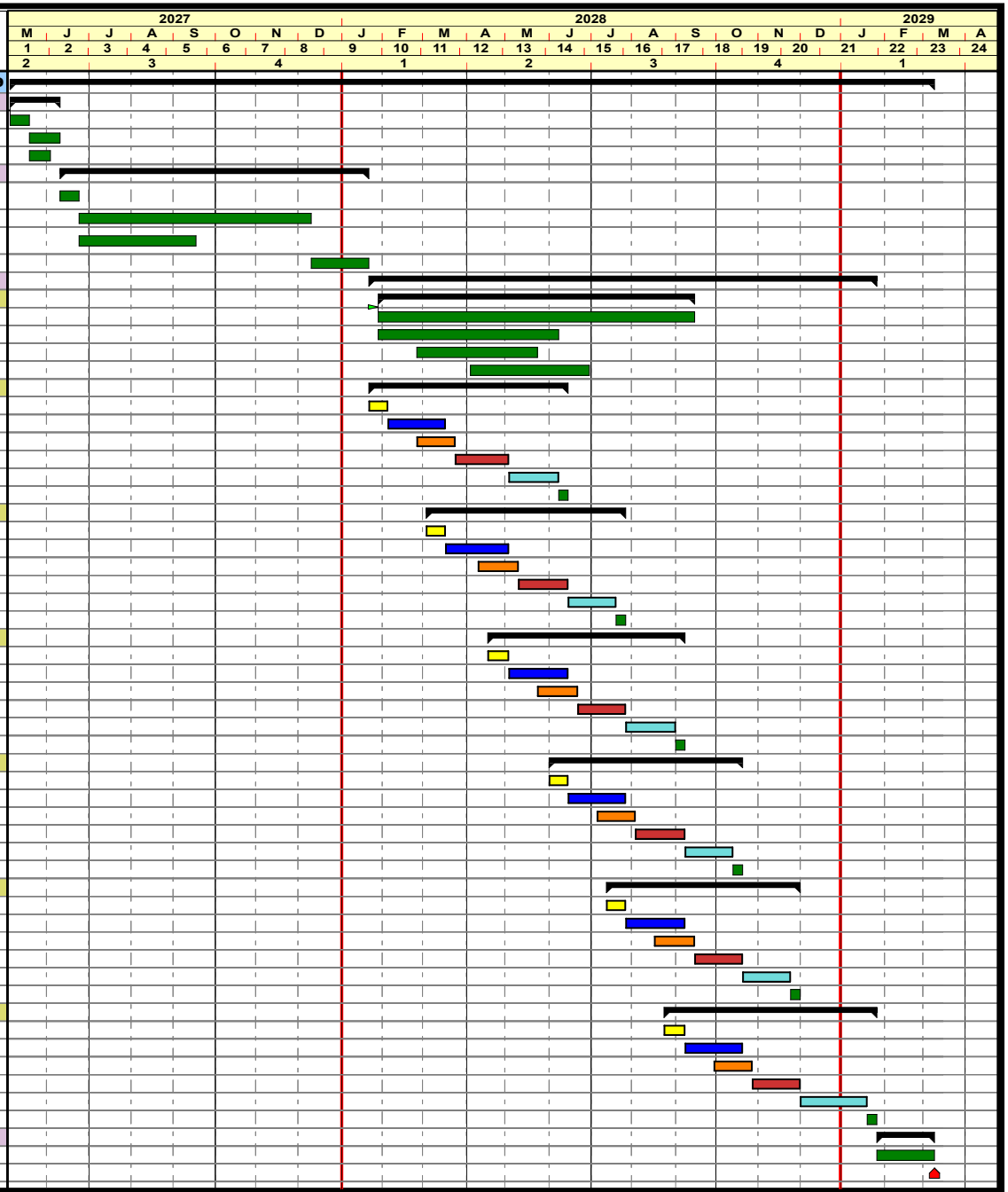
Construction Cost - Option 4 - Full Deconstruction of existing block and New Build construction

Ref	Description	Qty	Unit	Rate £	Total £	Comments
A	**Enabling Works:**					Rates exclusive of MC prelims and OH&P.
A.1	Secure and prepare site	1	item	500,000	500,000	Hoarding, gates, temporary pedestrian access, signage, etc.
A.2	Demolition of Existing tower blocks (B&N)	1	item	5,300,000	5,300,000	including ACM removal and disposal
A.3	Allowance for site clearance generally	7,840	m2	5	39,200	
A.4	Allowance for recontouring the site	7,840	m2	15	117,600	Assuming all materials remain on site
A.5	Allowance for removal of contaminated material	784	m3	100	78,400	Assumed 10%
A.6	Upgrades in STATS capacity to site	1	item	750,000	750,000	Allowance for 1nr substation per block + upgrades
A.7	Surface water drainage enhancements	1,503	m2	200	300,600	Blend of attenuation and connection to public sewer, allowance 25% of building footprint and hard landscaping
A.8	Allowance for protection installations to neighbouring properties	1	Item	50,000	50,000	(dust, noise and vibration monitoring)
A.9	Nominal Allowance for de-watering (RISK)	1	item	100,000	100,000	Risk provision extra over Phase 1; surveys required to test.
B	**New Buildings:**					
B.1	19 storey residential block	23,674	m2	2,475	58,593,150	Benchmarked allowance awaiting further design development
B.2	6 storey residential block	7,896	m2	2,275	17,963,400	Benchmarked allowance awaiting further design development
C	**External works and drainage:**					
C.1	Allowance for car parking and roadways	470	m2	350	164,500	
C.2	Allowance for pedestrian walkways	3,091	m2	250	772,750	
C.3	Allowance for soft landscaping	1,827	m2	125	228,375	
C.4	E/O for steps, ramps, handrails, level changes etc.	1	Item	10,000	10,000	
C.5	E/O for retaining structures	1	Item	50,000	50,000	
C.6	External Lighting	1	Item	50,000	50,000	
C.7	Nominal allowance for foul and surface water drainage	2,562	m2	150	384,300	to ground floor area
C.8	Treatments to boundary	470	m	150	70,500	Site perimeter
C.9	External FFE	1	item	Excluded	Excluded	
C.10	External play areas and the like	1	Item	Excluded	Excluded	
C.11	Allowance to connect in to existing road networks	1	item	100,000	100,000	Detail to be provided
C.12	Allowance for reconnecting into existing services	1	Item	250,000	250,000	Detail to be provided
	Sub Total				**85,872,775**	

Mace Consult
Athelstan House
St Clement Street
Winchester
SO23 9DR

Appendix 2.0 Construction Programmes

Line	Name	Duration	Start	Finish
1	**Option 1 - Essential Works**	**91w**	**05 May 27**	**08 Mar 29**
2	**Pre-Construction & Enabling**	**5w**	**05 May 27**	**09 Jun 27**
3	Site Establishment, Welfare Setup, And Temporary Hoarding	2w	05 May 27	18 May 27
4	Intrusive Surveys, Structural Validation, And ACM Marking	3w	19 May 27	09 Jun 27
5	Safe Isolation And Disconnection Of All Existing MEP Services	2w	19 May 27	02 Jun 27
6	**Asbestos Removal (Enabling Strip-Out)**	**30w**	**10 Jun 27**	**20 Jan 28**
7	Construct Decontamination Units (Dcus) And Negative Pressure Airlocks	2w	10 Jun 27	23 Jun 27
8	Licensed Removal Of Acms Within Dwellings (Cascading Floors)	24w	24 Jun 27	09 Dec 27
9	Licensed Removal Of Acms Within Communal Service Risers And Lobbies	12w	24 Jun 27	16 Sep 27
10	4-Stage Clearance Testing And Independent Air Certification	4w	10 Dec 27	20 Jan 28
11	**Fitout Works**	**50w**	**21 Jan 28**	**25 Jan 29**
12	**Tower-Wide Works**	**32w**	**28 Jan 28**	**14 Sep 28**
13	Lifts Modernisation	32w	28 Jan 28	14 Sep 28
14	Plant Room & Boilers	18w	28 Jan 28	07 Jun 28
15	Verticasl Risers	12w	25 Feb 28	23 May 28
16	Roof & AOV	12w	05 Apr 28	29 Jun 28
17	**Zone 1: Levels 15, 16, 17 (24 Flats)**	**20w**	**21 Jan 28**	**14 Jun 28**
18	General Strip-Out (Back To First Fix)	2w	21 Jan 28	03 Feb 28
19	Structural Remediation	6w	04 Feb 28	16 Mar 28
20	External Windows & Doors/ Concrete Panel Repairs	4w	25 Feb 28	23 Mar 28
21	First-Fix Mep & Life Safety Upgrades	5w	24 Mar 28	02 May 28
22	Second-Fix & Architectural Fit-Out	5w	03 May 28	07 Jun 28
23	Zonal Snagging & Local Commissioning	1w	08 Jun 28	14 Jun 28
24	**Zone 2: Levels 12, 13, 14 (24 Flats)**	**20w**	**03 Mar 28**	**26 Jul 28**
25	General Strip-Out (Back To First Fix)	2w	03 Mar 28	16 Mar 28
26	Structural Remediation	6w	17 Mar 28	02 May 28
27	External Windows & Doors/ Concrete Panel Repairs	4w	11 Apr 28	09 May 28
28	First-Fix Mep & Life Safety Upgrades	5w	10 May 28	14 Jun 28
29	Second-Fix & Architectural Fit-Out	5w	15 Jun 28	19 Jul 28
30	Zonal Snagging & Local Commissioning	1w	20 Jul 28	26 Jul 28
31	**Zone 3: Levels 9, 10, 11 (24 Flats)**	**20w**	**18 Apr 28**	**07 Sep 28**
32	General Strip-Out (Back To First Fix)	2w	18 Apr 28	02 May 28
33	Structural Remediation	6w	03 May 28	14 Jun 28
34	External Windows & Doors/ Concrete Panel Repairs	4w	24 May 28	21 Jun 28
35	First-Fix Mep & Life Safety Upgrades	5w	22 Jun 28	26 Jul 28
36	Second-Fix & Architectural Fit-Out	5w	27 Jul 28	31 Aug 28
37	Zonal Snagging & Local Commissioning	1w	01 Sep 28	07 Sep 28
38	**Zone 4: Levels 6, 7, 8 (24 Flats)**	**20w**	**01 Jun 28**	**19 Oct 28**
39	General Strip-Out (Back To First Fix)	2w	01 Jun 28	14 Jun 28
40	Structural Remediation	6w	15 Jun 28	26 Jul 28
41	External Windows & Doors/ Concrete Panel Repairs	4w	06 Jul 28	02 Aug 28
42	First-Fix Mep & Life Safety Upgrades	5w	03 Aug 28	07 Sep 28
43	Second-Fix & Architectural Fit-Out	5w	08 Sep 28	12 Oct 28
44	Zonal Snagging & Local Commissioning	1w	13 Oct 28	19 Oct 28
45	**Zone 5: Levels 3, 4, 5 (24 Flats)**	**20w**	**13 Jul 28**	**30 Nov 28**
46	General Strip-Out (Back To First Fix)	2w	13 Jul 28	26 Jul 28
47	Structural Remediation	6w	27 Jul 28	07 Sep 28
48	External Windows & Doors/ Concrete Panel Repairs	4w	17 Aug 28	14 Sep 28
49	First-Fix Mep & Life Safety Upgrades	5w	15 Sep 28	19 Oct 28
50	Second-Fix & Architectural Fit-Out	5w	20 Oct 28	23 Nov 28
51	Zonal Snagging & Local Commissioning	1w	24 Nov 28	30 Nov 28
52	**Zone 6: Ground, 1, 2 (16 Flats + Main Plant/Entrance)**	**20w**	**24 Aug 28**	**25 Jan 29**
53	General Strip-Out (Back To First Fix)	2w	24 Aug 28	07 Sep 28
54	Structural Remediation	6w	08 Sep 28	19 Oct 28
55	External Windows & Doors/ Concrete Panel Repairs	4w	29 Sep 28	26 Oct 28
56	First-Fix Mep & Life Safety Upgrades	5w	27 Oct 28	30 Nov 28
57	Second-Fix & Architectural Fit-Out	5w	01 Dec 28	18 Jan 29
58	Zonal Snagging & Local Commissioning	1w	19 Jan 29	25 Jan 29
59	**T&C- Handover**	**6w**	**26 Jan 29**	**08 Mar 29**
60	Final Commissioning & Handover	6w	26 Jan 29	08 Mar 29
61	Project Completion		08 Mar 29	08 Mar 29

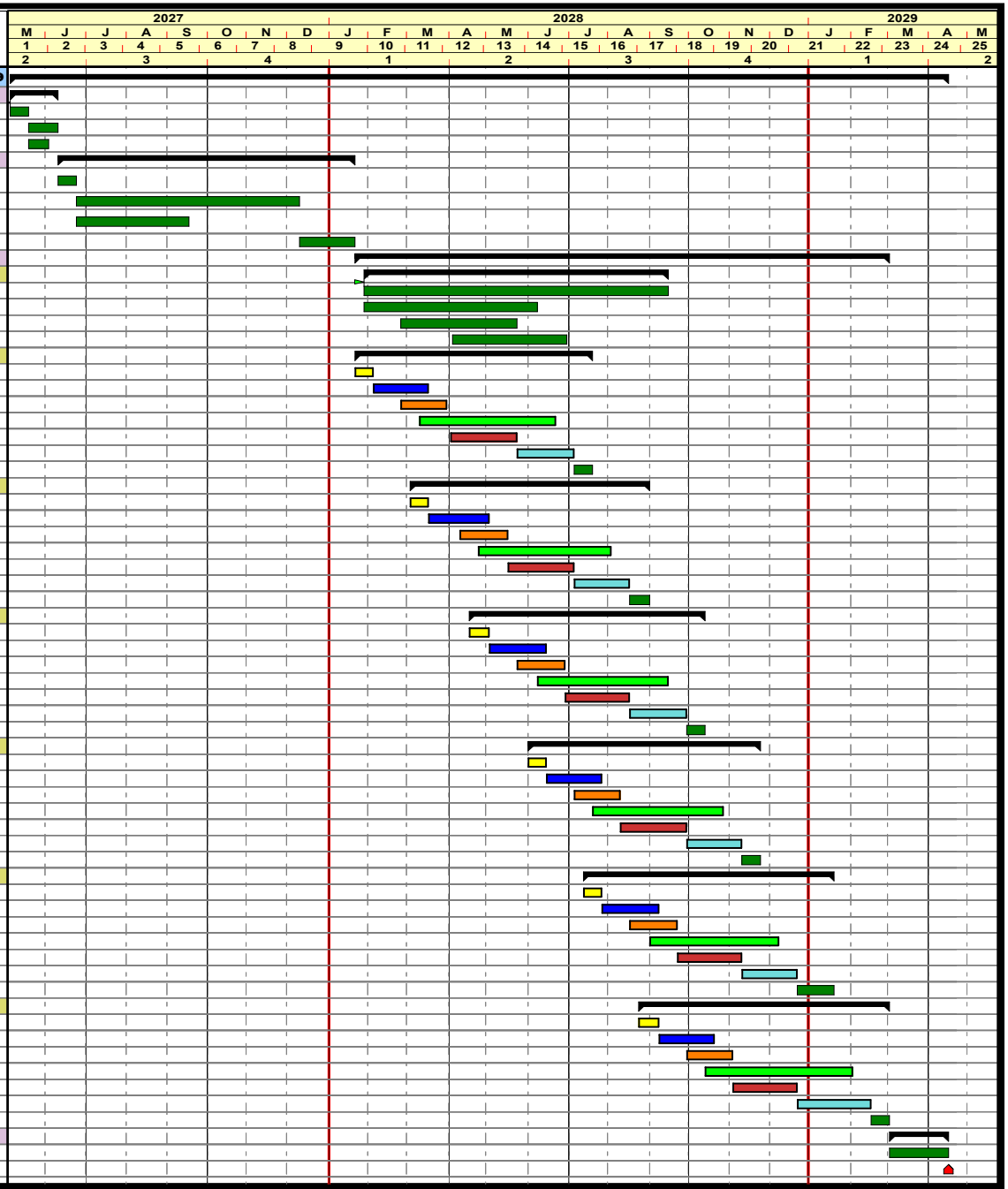


Portsmouth City Council

Project title	**Option 1 - Essential Works**	Dated 08/04/2026	Drawn by AA	Programme No
Programme title		Revision comment		
Client	**LPS Portsmouth**	Notes		
		Sheet 1 of 1	Revision Opt1	Revision Date

mace

Line	Name	Duration	Start	Finish
1	**Option 2 - 1+Retrofit**	**96w**	**05 May 27**	**16 Apr 29**
2	**Pre-Construction & Enabling**	**5w**	**05 May 27**	**09 Jun 27**
3	Site Establishment, Welfare Setup, And Temporary Hoarding	2w	05 May 27	18 May 27
4	Intrusive Surveys, Structural Validation, And ACM Marking	3w	19 May 27	09 Jun 27
5	Safe Isolation And Disconnection Of All Existing MEP Services	2w	19 May 27	02 Jun 27
6	**Asbestos Removal (Enabling Strip-Out)**	**30w**	**10 Jun 27**	**20 Jan 28**
7	Construct Decontamination Units (Dcus) And Negative Pressure Airlocks	2w	10 Jun 27	23 Jun 27
8	Licensed Removal Of Acms Within Dwellings (Cascading Floors)	24w	24 Jun 27	09 Dec 27
9	Licensed Removal Of Acms Within Communal Service Risers And Lobbies	12w	24 Jun 27	16 Sep 27
10	4-Stage Clearance Testing And Independent Air Certification	4w	10 Dec 27	20 Jan 28
11	**Fitout Works**	**55w**	**21 Jan 28**	**01 Mar 29**
12	**Tower-Wide Works**	**32w**	**28 Jan 28**	**14 Sep 28**
13	Lifts Modernisation	32w	28 Jan 28	14 Sep 28
14	Plant Room & Boilers	18w	28 Jan 28	07 Jun 28
15	Verticasl Risers	12w	25 Feb 28	23 May 28
16	Roof & AOV	12w	05 Apr 28	29 Jun 28
17	**Zone 1: Levels 15, 16, 17 (24 Flats)**	**25w**	**21 Jan 28**	**19 Jul 28**
18	General Strip-Out (Back To First Fix)	2w	21 Jan 28	03 Feb 28
19	Structural Remediation	6w	04 Feb 28	16 Mar 28
20	Triple Glazing	5w	25 Feb 28	30 Mar 28
21	EWI Facade System	14w	10 Mar 28	21 Jun 28
22	Enhanced MEP & MVHR	7w	04 Apr 28	23 May 28
23	Second-Fix & Architectural Fit-Out & Airtightness	6w	24 May 28	05 Jul 28
24	Zonal Snagging & Local Commissioning	2w	06 Jul 28	19 Jul 28
25	**Zone 2: Levels 12, 13, 14 (24 Flats)**	**25w**	**03 Mar 28**	**31 Aug 28**
26	General Strip-Out (Back To First Fix)	2w	03 Mar 28	16 Mar 28
27	Structural Remediation	6w	17 Mar 28	02 May 28
28	Triple Glazing	5w	11 Apr 28	16 May 28
29	EWI Facade System	14w	25 Apr 28	02 Aug 28
30	Enhanced MEP & MVHR	7w	17 May 28	05 Jul 28
31	Second-Fix & Architectural Fit-Out & Airtightness	6w	06 Jul 28	16 Aug 28
32	Zonal Snagging & Local Commissioning	2w	17 Aug 28	31 Aug 28
33	**Zone 3: Levels 9, 10, 11 (24 Flats)**	**25w**	**18 Apr 28**	**12 Oct 28**
34	General Strip-Out (Back To First Fix)	2w	18 Apr 28	02 May 28
35	Structural Remediation	6w	03 May 28	14 Jun 28
36	Triple Glazing	5w	24 May 28	28 Jun 28
37	EWI Facade System	14w	08 Jun 28	14 Sep 28
38	Enhanced MEP & MVHR	7w	29 Jun 28	16 Aug 28
39	Second-Fix & Architectural Fit-Out & Airtightness	6w	17 Aug 28	28 Sep 28
40	Zonal Snagging & Local Commissioning	2w	29 Sep 28	12 Oct 28
41	**Zone 4: Levels 6, 7, 8 (24 Flats)**	**25w**	**01 Jun 28**	**23 Nov 28**
42	General Strip-Out (Back To First Fix)	2w	01 Jun 28	14 Jun 28
43	Structural Remediation	6w	15 Jun 28	26 Jul 28
44	Triple Glazing	5w	06 Jul 28	09 Aug 28
45	EWI Facade System	14w	20 Jul 28	26 Oct 28
46	Enhanced MEP & MVHR	7w	10 Aug 28	28 Sep 28
47	Second-Fix & Architectural Fit-Out & Airtightness	6w	29 Sep 28	09 Nov 28
48	Zonal Snagging & Local Commissioning	2w	10 Nov 28	23 Nov 28
49	**Zone 5: Levels 3, 4, 5 (24 Flats)**	**25w**	**13 Jul 28**	**18 Jan 29**
50	General Strip-Out (Back To First Fix)	2w	13 Jul 28	26 Jul 28
51	Structural Remediation	6w	27 Jul 28	07 Sep 28
52	Triple Glazing	5w	17 Aug 28	21 Sep 28
53	EWI Facade System	14w	01 Sep 28	07 Dec 28
54	Enhanced MEP & MVHR	7w	22 Sep 28	09 Nov 28
55	Second-Fix & Architectural Fit-Out & Airtightness	6w	10 Nov 28	21 Dec 28
56	Zonal Snagging & Local Commissioning	2w	22 Dec 28	18 Jan 29
57	**Zone 6: Ground, 1, 2 (16 Flats + Main Plant/Entrance**	**25w**	**24 Aug 28**	**01 Mar 29**
58	General Strip-Out (Back To First Fix)	2w	24 Aug 28	07 Sep 28
59	Structural Remediation	6w	08 Sep 28	19 Oct 28
60	Triple Glazing	5w	29 Sep 28	02 Nov 28
61	EWI Facade System	14w	13 Oct 28	01 Feb 29
62	Enhanced MEP & MVHR	7w	03 Nov 28	21 Dec 28
63	Second-Fix & Architectural Fit-Out & Airtightness	6w	22 Dec 28	15 Feb 29
64	Zonal Snagging & Local Commissioning	2w	16 Feb 29	01 Mar 29
65	**T&C - Handover**	**6w**	**02 Mar 29**	**16 Apr 29**
66	Final Commissioning & Handover	6w	02 Mar 29	16 Apr 29
67	Project Completion		16 Apr 29	16 Apr 29



Portsmouth City Council

Project title: **Option 2 - 1+Retrofit**

Programme title:

Client: **LPS Portsmouth**

Dated 08/04/2026 | Drawn by | Programme No

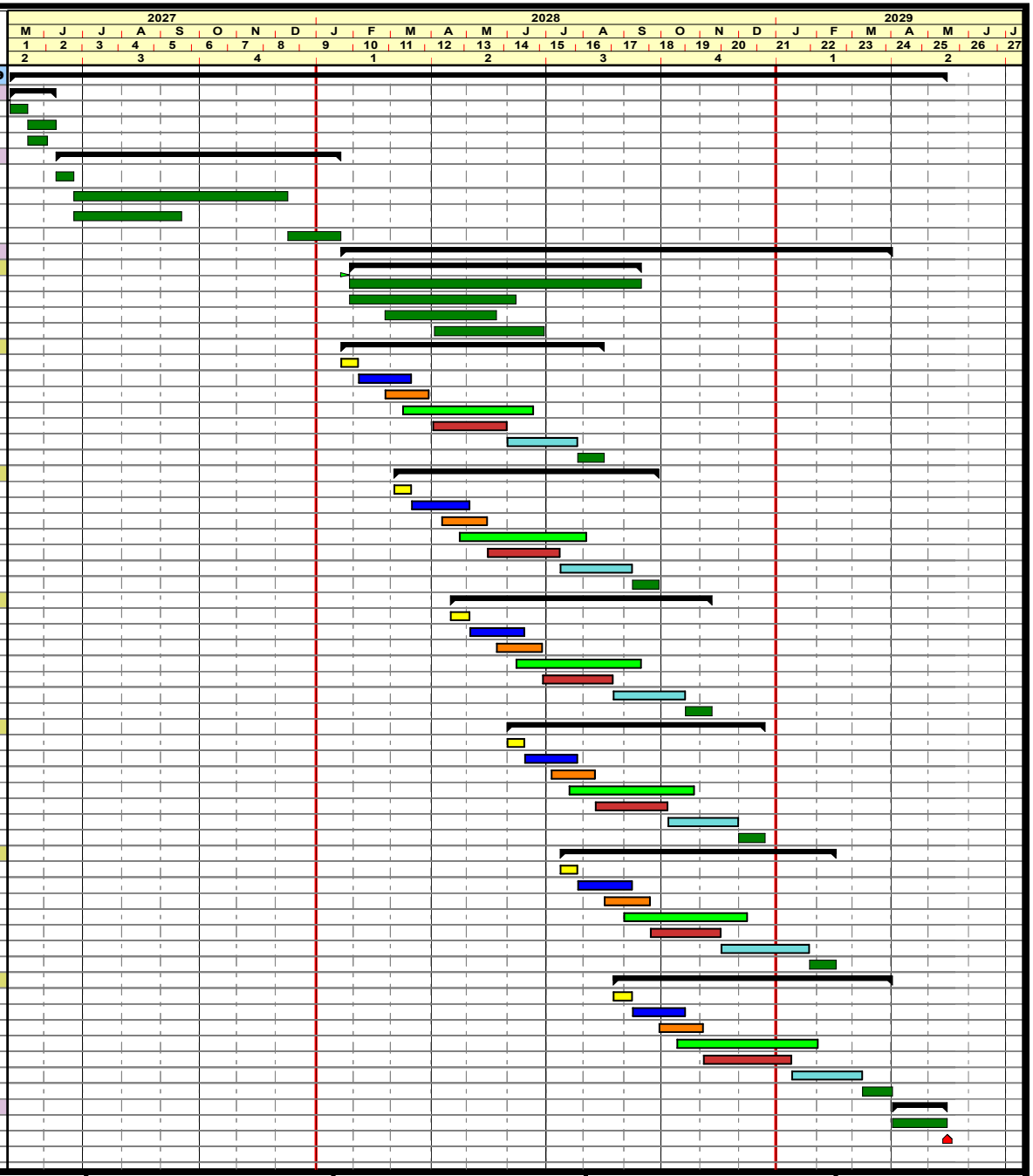
Revision comment

Notes

Sheet 1 of 1 | Revision Opt2 | Revision Date

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Line	Name	Duration	Start	Finish
1	**Option 3 - 2+Sprinklers**	**100w**	**05 May 27**	**15 May 29**
2	**Pre-Construction & Enabling**	**5w**	**05 May 27**	**09 Jun 27**
3	Site Establishment, Welfare Setup, And Temporary Hoarding	2w	05 May 27	18 May 27
4	Intrusive Surveys, Structural Validation, And ACM Marking	3w	19 May 27	09 Jun 27
5	Safe Isolation And Disconnection Of All Existing MEP Services	2w	19 May 27	02 Jun 27
6	**Asbestos Removal (Enabling Strip-Out)**	**30w**	**10 Jun 27**	**20 Jan 28**
7	Construct Decontamination Units (Dcus) And Negative Pressure Airlocks	2w	10 Jun 27	23 Jun 27
8	Licensed Removal Of Acms Within Dwellings (Cascading Floors)	24w	24 Jun 27	09 Dec 27
9	Licensed Removal Of Acms Within Communal Service Risers And Lobbies	12w	24 Jun 27	16 Sep 27
10	4-Stage Clearance Testing And Independent Air Certification	4w	10 Dec 27	20 Jan 28
11	**Fitout Works**	**59w**	**21 Jan 28**	**02 Apr 29**
12	**Tower-Wide Works**	**32w**	**28 Jan 28**	**14 Sep 28**
13	Lifts Modernisation	32w	28 Jan 28	14 Sep 28
14	Plant Room & Boilers	18w	28 Jan 28	07 Jun 28
15	Verticasl Risers	12w	25 Feb 28	23 May 28
16	Roof & AOV	12w	05 Apr 28	29 Jun 28
17	**Zone 1: Levels 15, 16, 17 (24 Flats)**	**29w**	**21 Jan 28**	**16 Aug 28**
18	General Strip-Out (Back To First Fix)	2w	21 Jan 28	03 Feb 28
19	Structural Remediation	6w	04 Feb 28	16 Mar 28
20	Triple Glazing	5w	25 Feb 28	30 Mar 28
21	EWI Facade System	14w	10 Mar 28	21 Jun 28
22	Enhanced MEP & MVHR	8w	04 Apr 28	31 May 28
23	Second-Fix & Architectural Fit-Out & Airtightness	8w	01 Jun 28	26 Jul 28
24	Zonal Snagging & Local Commissioning	3w	27 Jul 28	16 Aug 28
25	**Zone 2: Levels 12, 13, 14 (24 Flats)**	**29w**	**03 Mar 28**	**28 Sep 28**
26	General Strip-Out (Back To First Fix)	2w	03 Mar 28	16 Mar 28
27	Structural Remediation	6w	17 Mar 28	02 May 28
28	Triple Glazing	5w	11 Apr 28	16 May 28
29	EWI Facade System	14w	25 Apr 28	02 Aug 28
30	Enhanced MEP & MVHR	8w	17 May 28	12 Jul 28
31	Second-Fix & Architectural Fit-Out & Airtightness	8w	13 Jul 28	07 Sep 28
32	Zonal Snagging & Local Commissioning	3w	08 Sep 28	28 Sep 28
33	**Zone 3: Levels 9, 10, 11 (24 Flats)**	**29w**	**18 Apr 28**	**09 Nov 28**
34	General Strip-Out (Back To First Fix)	2w	18 Apr 28	02 May 28
35	Structural Remediation	6w	03 May 28	14 Jun 28
36	Triple Glazing	5w	24 May 28	28 Jun 28
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38	Enhanced MEP & MVHR	8w	29 Jun 28	23 Aug 28
39	Second-Fix & Architectural Fit-Out & Airtightness	8w	24 Aug 28	19 Oct 28
40	Zonal Snagging & Local Commissioning	3w	20 Oct 28	09 Nov 28
41	**Zone 4: Levels 6, 7, 8 (24 Flats)**	**29w**	**01 Jun 28**	**21 Dec 28**
42	General Strip-Out (Back To First Fix)	2w	01 Jun 28	14 Jun 28
43	Structural Remediation	6w	15 Jun 28	26 Jul 28
44	Triple Glazing	5w	06 Jul 28	09 Aug 28
45	EWI Facade System	14w	20 Jul 28	26 Oct 28
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47	Second-Fix & Architectural Fit-Out & Airtightness	8w	06 Oct 28	30 Nov 28
48	Zonal Snagging & Local Commissioning	3w	01 Dec 28	21 Dec 28
49	**Zone 5: Levels 3, 4, 5 (24 Flats)**	**29w**	**13 Jul 28**	**15 Feb 29**
50	General Strip-Out (Back To First Fix)	2w	13 Jul 28	26 Jul 28
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56	Zonal Snagging & Local Commissioning	3w	26 Jan 29	15 Feb 29
57	**Zone 6: Ground, 1, 2 (16 Flats + Main Plant/Entrance**	**29w**	**24 Aug 28**	**02 Apr 29**
58	General Strip-Out (Back To First Fix)	2w	24 Aug 28	07 Sep 28
59	Structural Remediation	6w	08 Sep 28	19 Oct 28
60	Triple Glazing	5w	29 Sep 28	02 Nov 28
61	EWI Facade System	14w	13 Oct 28	01 Feb 29
62	Enhanced MEP & MVHR	8w	03 Nov 28	11 Jan 29
63	Second-Fix & Architectural Fit-Out & Airtightness	8w	12 Jan 29	08 Mar 29
64	Zonal Snagging & Local Commissioning	3w	09 Mar 29	02 Apr 29
65	**T&C - Handover**	**6w**	**03 Apr 29**	**15 May 29**
66	Final Commissioning & Handover	6w	03 Apr 29	15 May 29
67	Project Completion		15 May 29	15 May 29

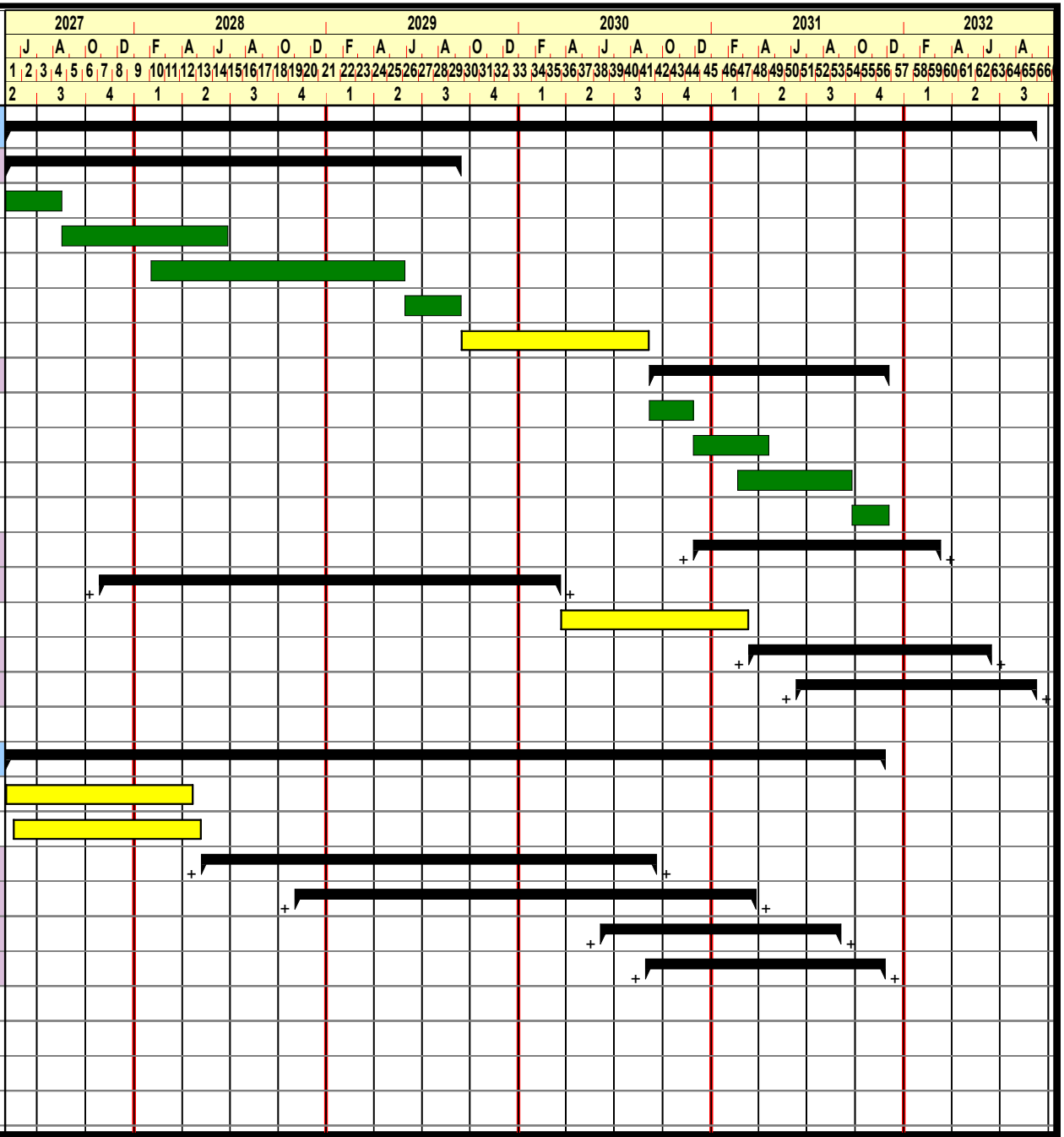


Portsmouth City Council

Project title	**Option 3 - 2+Sprinklers**	Dated 08/04/2026	Drawn by
Programme title		Revision comment	Programme No
Client	**LPS Portsmouth**	Notes	
		Sheet 1 of 1	Revision Opt3 Revision Date

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Line	Name	Duration	Start	Finish
1	**B&N**	**264w**	**04 May 27**	**08 Sep 32**
2	**Block 1 (Square Block)**	**117w**	**04 May 27**	**12 Sep 29**
3	Substructure	15w	04 May 27	17 Aug 27
4	Superstructure	42w	18 Aug 27	27 Jun 28
5	Fit-out	65w	03 Feb 28	29 May 29
6	Testing and Commissioning	15w	30 May 29	12 Sep 29
7	Decant & De-construct Block 1	48w	13 Sep 29	04 Sep 30
8	**Block 1 (Corner)**	**62w**	**05 Sep 30**	**03 Dec 31**
9	Substructure	12w	05 Sep 30	27 Nov 30
10	Superstructure	18w	28 Nov 30	18 Apr 31
11	Fit-out	30w	20 Feb 31	24 Sep 31
12	Testing and Commissioning	10w	25 Sep 31	03 Dec 31
13	**Block 2 (Corner)**	**62w**	**28 Nov 30**	**10 Mar 32**
14	**Block 2 (Square Block)**	**117w**	**28 Oct 27**	**20 Mar 30**
15	Decant & De-construct Block 2	48w	21 Mar 30	12 Mar 31
16	**Block 3 (Corner)**	**62w**	**13 Mar 31**	**15 Jun 32**
17	**Block 4 (Corner)**	**62w**	**11 Jun 31**	**08 Sep 32**
18	**T&E - (Decant to external location)**	**226w**	**04 May 27**	**26 Nov 31**
19	Decant & De-construct Block 1	48w	04 May 27	21 Apr 28
20	Decant & De-construct Block 2	48w	18 May 27	08 May 28
21	**Block 1 (Square Block)**	**117w**	**09 May 28**	**18 Sep 30**
22	**Block 2 (Square Block)**	**117w**	**02 Nov 28**	**26 Mar 31**
23	**Block 1 (Linear)**	**62w**	**05 Jun 30**	**03 Sep 31**
24	**Block 2 (Linear)**	**62w**	**29 Aug 30**	**26 Nov 31**



Portsmouth City Council

Project title: **Proposed Phasing Plan-Option A**

Programme title:

Client: **LPS Portsmouth**

Dated 14/04/2026 | Drawn by MACE | Programme No

Revision comment: T&E to decant to external location

Notes

Sheet 1 of 1 | Revision | Revision Date 14/04/2026

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Appendix 3.0
Procurement Routes

PORTSMOUTH CITY COUNCIL
LPS-TOWER BLOCKS FEASIBILITY STUDY

Procurement Plan

Portsmouth City Council

March 2026

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1. Executive Summary 2
2. Key Decision/Procurement Challenge 3
3. Key Project Risks 4
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5. Tier 1 local v Tier 1 national 4
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7. Framework or Find a Tender? 5
8. Next Steps 5

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Appendix A Procurement Route Options
Appendix B Procurement of Contractor
Appendix C Contract Form

1. EXECUTIVE SUMMARY

In conjunction with Corstorphine and Wright Architects (C+W), Mace have been appointed to prepare a Procurement Report to supplement the Feasibility Study for the development of Tipton House, Edgbaston House, Barkis House and Nickleby House, 4nr 18 storey high-rise Large Panel System (LPS) residential buildings in Portsmouth, owned and managed by Portsmouth City Council (PCC).

The following briefing report explores the procurement options available to PCC and informs the route to market anticipated in the production of both the programme (section X) and cost plan (section Y) within the Feasibility Study.

The procurement route should be further reviewed upon selection of the option to be taken forward. These options being:

Option 1 – Essential Works

Option 2 – Essential Works and Retrofit

Option 3 – Essential Works, Retrofit and Sprinklers

Option 4 – Full Deconstruction and Redevelopment

Due to the size and nature of each of the above options, be they refurbishment or redevelopment, we suggest the correct procurement route would be a two stage D&B tender to ensure early contractor involvement to inform build methodology and increase financial control for PCC.

Without specific programme demands for the project start date being stated in the brief, either an off-framework approach via the unrestricted Find A Tender route or a framework procurement option could be equally appropriate.

The open market approach could well provide a ‘best value from the market’ solution, however if speed to secure a contractor and make a start on site is of the essence, then a framework approach could be the better solution. Both option providing appropriate risk mitigation and management whilst also providing value for money through buying the right contractor early during the evolving design process.

Key considerations during the next stage of design:

- Selection of Option to progress following consideration of Feasibility Report
- Development of design / scope for chosen option to RIBA Stage 2
- Warming up market independent of Find A Tender Process to gauge interest both locally and nationally
- Or, selection of Framework with appropriate contractors with relevant experience and availability
- A PQQ document to be drafted for PCC/team review, setting quality scoring criteria.
- Stage 1 tender documents issued to the subsequently short-listed tenderers. These documents will ask the tenderers to demonstrate their appropriate project experience, confirm their proposed team (and their relevant experience individually together with proven working relationships), offer a proposed programme and logistics plan, explore risks and how they will contribute to their management, agree contract terms, but also offer commercials such as PCSA fee, priced preliminaries and OH&P mark-ups. The PCSA fee will include for the management of any enabling works packages that occur during the PCSA period.

- Ideally a contractor needs to be appointed during the Stage 3 design period to inform the evolving design solution and any details included in any planning submission.
- To get best value from the market the contractor will want to adopt Stage 3+/4- information for their Stage 2 tender. This approach also ensures that quality is appropriately defined in the D&B Contract (either ERs or CPs) which will mitigate a key client risk with the adoption of a D&B contract.
- The Contractor's input during the PCSA period will be used to:
  - Review the evolving design to improve buildability and logistics
  - Minimise construction disruption
  - Jointly manage the cost plan and evolving design
  - Manage risk and de-risk the project alongside the project team
  - Agree and introduce site monitoring regime (dust, noise etc)
  - Develop and instigate communications plan with both PCC team and any external stakeholders / local residence
  - Consider early appointment of key trades (often their design) that sit on the project's critical path
  - Agree packaging of works, ensuring the right interfaces sit with the right packages so that the tender is attractive to market
  - Select and agree with the team an appropriate potential supply chain and (both number and quality of subcontractors)
  - Warm up the subcontract supply chain to the forthcoming tender periods
  - Proactively tendering the sub-contract works (and keeping on top of the tendering supply chain to ensure no surprises)
  - Ultimately agree a Contract Sum
  - Update the ERs/CPs to reflect agreements reached (including page turn with users prior to contract signature).

2. KEY DECISION/PROCUREMENT CHALLENGE

PCC should consider whether the projects are let under the same contract to a single contractor offering the council buying benefits in terms of economies of scale, whilst considering the potential disruption to the occupants and what the phased approach might be, especially considering the lack of alternative suitable accommodation available locally.

Consideration should be given to a 'single contract for all' approach as this may well change the nature of the contractors capable of a project of this nature and scale.

This decision should be made prior to any contractor engagement as it could preclude some contractors from being able to compete. Furthermore, the nature of construction in high-risk, high-rise buildings may also be unattractive to some organisations.

3. KEY PROJECT RISKS

Key project risks are currently as follows:

- On-going supply chain and material availability issues post BREXIT and whilst the wars in the Ukraine and Middle-East continue
- High fuel costs feeding manufacturing, delivery and production costs
- For recent times, unusually high inflation
- Presence of Asbestos Containing Materials within the existing buildings
- On site and off-site services infrastructure limited capacity (particularly power and drainage)
- PCC's sustainability agenda (both embodied and whole life carbon)
- Construction logistics and the impact of construction on neighbours and existing occupants
- Planning and other Portsmouth City Council relationships
- The impact of planning conditions against the early selection/engagement of a contractor
- Parking, access and site logistics constraints
- Affordability
- Phasing of the works and availability of existing appropriate decant accommodation.
- Coastal environment with high wind loads
- Others????

4. CURRENT MARKET APPETITE:

Engaging with a Tier 1 contractor via a two-stage D&B procurement strategy would appear to be the most appropriate as it is felt that the market would find a single stage tender for a project of this scale and nature unpalatable. Furthermore, this project will really benefit from a main contractor working alongside the project team early in the design process to collaboratively manage the risks highlighted above but also improve all aspects of programme, logistics and buildability.

5. TIER 1 LOCAL V TIER 1 NATIONAL:

Due to the location of the project and the nature of the works, this project is likely to be of interest to both local and national Tier 1 contractors. Care will have to be taken to ensure the selected contractors have suitable experience of working on High-Risk Buildings in densely populated coastal areas and the complexity this brings.

6. FORM OF CONTRACT – JCT OR NEC

Our recent experience with PCC shows a preference to procured projects using the JCT Design and Build contract, most recently using JCT D+B 2016 on Hilsea Lido, Bransbury Leisure Centre and Brewery House.

We see no reason to deviate from this approach for the 4nr 18 storey high rise residential buildings in Portsmouth. With regard to whether these works are let as a single contract would be heavily dependent on the phasing and programme duration. It would be highly unlikely that a single contractor would hold their price for the duration of the programme if the blocks are to be delivered sequentially, allowing for decanting one block at a time. The risk profile would prevent fixing a price without significant cost being added to the project.

Appendix B offers background to a D&B verses Traditional procurement routes (both single and two stage) and Appendix C offers further explanation of the two contract forms

7. FRAMEWORK OR FIND A TENDER?

The question of whether to go to the open market to select an appropriate two-stage contractor via Find a Tender (previously OJEU) or by adopting an existing framework remains largely with preference. Appendix A details the pros and cons of each potential route.

Until further consideration is given to programme, phasing and timing for the works, and we have had the opportunity to assess the council's needs, this remains open for discussion as we progress through the option selection process.

Selecting a preferred contractor via Find a Tender takes longer than utilising an off-the-shelf framework but the council do have time to make a timely appointment via this route as we are only currently in the early stages of project feasibility.

8. NEXT STEPS:

Further consideration is required prior to selecting a procurement route for the project as discussed above. As we progress through the feasibility stage and consider the nature of whether to progress down a refurbishment of redevelopment route we can further assess the options available and the best route to contract.

APPENDIX A

PROCUREMENT ROUTE OPTIONS

1. PROCUREMENT ROUTE OPTIONS

1.1 Public Sector Procurement

Within the current regulatory arrangements, a compliant tender process for this project could take two principle forms: -

- **Open market tender** – a tender published through the Find a Tender (FTS) service offering the opportunity to the open market.
- **An existing compliant framework** – an existing framework could be utilised, which conforms to the requirements of the Public Contract Regulations 2015. This could negate the need to set up a bespoke tender exercise whilst still providing a level of competition within the suppliers on the framework.

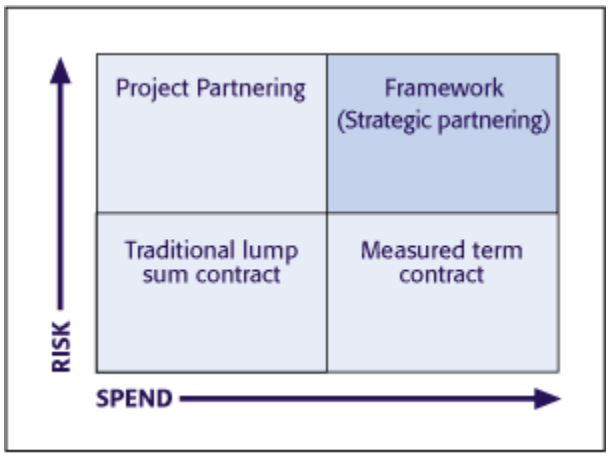
1.2 Open Market Tender

Since the Latham Report (Constructing the Team) published in 1994 the construction industry has been striving to improve efficiency and project outcomes. The widespread growth of partnering, collaborative working and use of frameworks can be traced to Latham who believed that widespread adoption of collaborative working practices could achieve a 30% real cost saving within five years. The requirements for public sector procurement (under the Contract Procedure Rules 2015) are often criticised as being time consuming, bureaucratic and wasteful and not suited to construction procurement.

However, appointing a contractor via a traditional open market tender can have advantages.

In particular, where the work is of a relatively simple scope and low value it can be used to achieve maximum competition from the market and can be tailored exactly to the client requirements. In addition, a well organised client can procure one-off contracts relatively quickly, particularly if they have access to procurement templates and documentation.

Constructing Excellence states that frameworks are particularly suited where the contracting authority needs to develop a strategic relationship with the supply chain over a long period or for the high-risk (and/or high-spend) construction programmes, often found in the public sector.



Source: www.constructingexcellence.org.uk

Frameworks are not a 'one size fits all' solution and not all frameworks are the same. Some are open to criticism that they do not offer value and that the processes and restrictions of the framework put constraints on the client in terms of optimising the contractual approach.

However, for this project having no previous relationship to the contractor can expose the client to a certain level of risk. The PQQ and tender process can help to assess competency and experience and to facilitate the necessary commercial checks, but until the relationship is functioning it is difficult to really understand a contractor's capability. Selecting a contractor from an established procurement framework reduces this risk significantly. All framework contractors will have been carefully vetted before appointment and if they have not met the performance management criteria on pervious projects, they will not be allowed to progress onto subsequent schemes. The financial security of contractors who have completed the financial checks as part of the approval process can provide huge reassurance to public sector customers, many of whom will have been on the receiving end of the catastrophic consequences of contractor insolvency in the middle of a project.

Frameworks unlock the benefits of early contractor involvement, for buildability advice and cost certainty, which ensures projects represent best value. Frameworks also reduce the risk of purely price driven procurement, which often leads to compromises to quality of products and services, and can encourage sub-economic rates from bidders, which in these volatile times can leave customers exposed to the effects of supplier and contractor insolvencies.

Open Tender – Advantages & Disadvantages

Advantages	Disadvantages
– Competition: open publication of the tender can lead to increased competition and an increased range of contractors able to bid for the works. – Wide ranging: all contractors may be able to bid which may include those not available on existing Frameworks. – Bespoke process: a bespoke process can be used to tailor the procurement to the project requirements whilst this may be constrained by Framework rules.	– Administration: a bespoke process will need to be established increasing administration costs and time spent. – Time: an open compliant tender process has specified timescales (e.g., 'cooling off' periods) which must be adhered to. This can lead to a lengthy process. – Pre-qualification compliance: – frameworks have usually pre-qualified and assessed contractors for financial probity, insurances, H&S accreditation, etc.

1.3 Existing framework

Frameworks are umbrella agreements suppliers compete through open competition to be appointed to though a selection process that includes both price and quality criteria. Publicly funded bodies can then access the suppliers that have successfully met the framework criteria by "calling off" individual contracts either directly or more usually through mini-competition.

Use of these collaborative arrangements provide the opportunity to return benefits to clients by:

- Providing quick to access, easy to use procurement that can reduce the overall time taken to appoint a contractor.

- Provide pre-selection of contractors with assessment of health and safety record, financial probity and other key tests of competence.
- Provide for standardisation of contract forms and administration templates.
- Provide for overall framework level performance management and key performance indicators.
- Targeting social value with real community impact and driving SME and social enterprise spend close to projects.

Existing compliant contractors' framework– Advantages & Disadvantages

Advantages	Disadvantages
– Administration: there is no requirement to setup a standalone tender process for the programme reducing administration cost and time. – Time: existing Frameworks tend to have procedures which are faster to complete than an OJEU tender. – Competition: an existing Framework will have completed tender processes previously to ensure good value.	– Limited market: the project will only be tendered to Framework members, limiting competition and specialisms that can be utilised. – Limited procedures: framework agreements tend to apply a 'one size fits all' approach, which might make it difficult to satisfy procurement objectives.

APPENDIX B

PROCUREMENT OF CONTRACTOR

1. PROCUREMENT OF CONTRACTOR

1.1 Delivery Options

There are a number of options for the procurement method for the delivery of the scheme. However, the nature of the works means that only 3 methods are appropriate as detailed below:

1.1.1 Traditional

The traditional procurement option provides competitiveness, programme certainty and an element of cost certainty should full technical design and performance specification be available prior to the tender process. The perceived advantage of this route is that the design is architect led and this can lead to improved client involvement and sign off of the design solution. However, this can lead to cost certainty being compromised should further works be identified, as the client maintains design risk.

The traditional option does not have the ability to fast track the design and is usually the longest of all the available routes. It would not be recommended if there is a need to progress to tender stage before full design and performance specifications can be completed, say if the programme required compression of the design and works phases.

Traditional Procurement Appraisal	
Risks	**Rewards**
Client responsibility for producing accurate design and all risk of design suitability lies with the client.	Architect led design often leads to high quality design solutions
Wholly client led design often leads to the longest overall project programme.	Design solution can be closely managed and controlled by client
Client required to manage contract administration of a wide number of design team and contractor appointments. Lacks single point accountability.	A high degree of cost and programme certainty achievable at point of contractor appointment
Lack of contractor input into design process can lead to solutions that do not work in practice and fail to take account of contractor knowledge (e.g. innovations).	Competitive cost/rates can be achieved through competition and the contract is accurately priced
No opportunity to shorten process and overlap design and construction phases	Risk profile balanced between parties
	Commonly used and understood procurement method

1.1.2 Single Stage Design & Build

Single stage Design & Build involves tendering a project based on a set of client requirements and/or design and requires the contractor to submit a (fixed lump sum or target) cost for the works at this point before undertaking responsibility for completing the design and construction.

This approach provides cost and programme certainty but may see higher tendered returns elements of risk are transferred to the contractor. This can be mitigated by completing as much of design and performance specification related works prior to tender, reducing the risk which contractors will price. There is limited design flexibility once the contractor is onboard, so it is recommended to provide clear employers requirements.

As part of the tender review, the contractor's design solution will need to be thoroughly reviewed against the employer's requirements to ensure works are in line with the employer's objectives and the contract structured in a way that ensures the design and build risk is maintained with the contractor.

Single stage Design and Build Appraisal	
Risks	**Rewards**
Client responsibility for producing accurate design and performance objectives for tender critical to success	Shortened overall programme in comparison to traditional procurement route
Perceived cost certainty at the expense of design control	Design risk transferred to contractor
Transfer of design team to contractor can leave client under skilled to manage contract administration	A high degree of cost certainty achievable at point of contractor appointment
Little post tender flexibility without cost, time and quality penalty	Competitive cost/rates can be achieved through competition
	Risk profile balanced between parties
	Single point of responsibility
	Commonly used and understood procurement method
	Earlier engagement in the contractor market than traditional – buildability expertise gained for design

1.1.3 Two Stage Design & Build

The 2-stage design and build approach allows the client to appoint on the basis of quality and certain aspects of price that are known before the design is complete, e.g., % for fees, prelims and hourly staff costs.

The design is then worked up on a collaborative open book approach throughout the project design phase before a design and price for the works is agreed by the parties prior to construction.

This approach can be used where the project is not fully designed before the procurement, and allows for a contractor appointment where the design is incomplete or unclear. Therefore has the potential for producing added value that comes with a collaborative 'whole team' approach through both design and construction phases. The contractor appointment process is shorter and the client benefits from contractor early engagement which could result in project costs being reduced through a value engineering and use of innovative approaches.

However, there is no cost certainty at procurement (there is no certainty until the design is complete) and a lack of competition in building the price for construction through the design phase can lead to more expensive design solutions. In addition, contractor led designs have been criticised for leading to cost-led functional rather than inspirational design solutions.

Single stage Design and Build Appraisal	
Risks	**Rewards**
Contractor responsible for producing design to client set performance objectives so getting these right are critical to success	Shortened overall programme in comparison to traditional procurement route
Loss of design control	Design risk transferred to contractor
No cost certainty at contractor appointment. Process of agreeing cost for the works not done in competition so may not achieve best value	Earliest possible contractor appointment – buildability expertise gained for design
Little post tender flexibility without cost, time and quality penalty	Allows for greater client control over design than single stage D&B
	Whole team approach – client, designers, contractors and contracting market all involved in design process
	Single point of responsibility
	Commonly used and understood procurement method

APPENDIX C

CONTRACT FORM

1. CONTACT FORM - APPENDIX C

The two most commonly used contract forms are the JCT and NEC forms.

1.1 Joint Contract Tribunal (JCT) Forms

The JCT Forms have been in existence for many decades and are the most used option for building projects. They have been cited as adversarial and the amount of case law around them is used to support this. However, their sheer age and longevity is in itself grounds for lots of the case law. They are generally understood by all in the industry and are relatively straightforward to administer and manage.

JCT Forms – Advantages and Disadvantages

Advantages	Disadvantages
– Widely used throughout the industry and well understood. – Refined over time to limit errors and inadequacies. – Various forms to suit various purposes. – Limited administration in comparison to other forms.	– Can be adversarial in comparison to other forms. – Some limitations of timescales for agreement of matters (e.g. Final Accounts). – Can be less process driven and not clear on timescales in administration

1.2 ECC New Engineering Contract (NEC) Forms

NEC contracts have been used for two decades and are promoted as non-adversarial and a model for good management. They are deliberately simple in their nature and this can lead to ambiguity. Some of the terminology and approach of NEC is untested in the courts.

The NEC forms are very heavy on administration and require a good level of understanding of how they operate and sufficient resources from the Client and contractor to be a success.

The NEC form is championed by the Government Procurement Service and is the form used for many public sector frameworks across the UK.

NEC Forms – Advantages and Disadvantages

Advantages	Disadvantages
– Widely used throughout the industry. – Approved by Government as the preferred contract for public sector use. – Various forms to suit various purposes. – Good specification of timescales for agreement of matters.	– Administration is greater for all parties involved. – Costs can be elevated in comparison to other forms (e.g. JCT) due to degree of administration required.

1.3 Contract Selection

For PCC's LPS Tower Blocks project, a JCT D&B contract is recommended. This is a contract form that the Council are familiar with and has successfully adopted in the past as reported earlier in this report.

Appendix 4.0
Accommodation Schedules

TYPICAL CORNER BLOCK

		APARTMENT UNITS										SUMMARY			APARTMENT MIX					
LEVEL	Ancillary	1	2	3	4	5	6	7	8	9	10	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B	TOTAL
GD	286	**53**	**55**	**64**	**42**	**63**						563	689							
		1B2P	1B2P	2B3P	1B1P	2B3P														
1		**53**	**55**	**64**	**42**	**63**	**63**	**42**	**64**	**64**	**42**	552	689	80	3	2	5	0	0	**10**
		1B2P	1B2P	2B3P	1B1P	2B3P	2B3P	1B1P	2B3P	2B3P	1B1P									
2		**53**	**55**	**64**	**42**	**63**	**63**	**42**	**64**	**64**	**42**	552	689	80	3	2	5	0	0	**10**
		1B2P	1B2P	2B3P	1B1P	2B3P	2B3P	1B1P	2B3P	2B3P	1B1P									
3		**53**	**55**	**64**	**42**	**63**	**63**	**42**	**64**	**64**	**42**	552	689	80	3	2	5	0	0	**10**
		1B2P	1B2P	2B3P	1B1P	2B3P	2B3P	1B1P	2B3P	2B3P	1B1P									
4		**53**	**55**	**64**	**42**	**63**	**63**	**42**	**64**	**64**	**42**	552	689	80	3	2	5	0	0	**10**
		1B2P	1B2P	2B3P	1B1P	2B3P	2B3P	1B1P	2B3P	2B3P	1B1P									
5		**53**	**55**	**64**	**42**	**63**	**63**	**42**	**64**	**64**	**42**	552	689	80	3	2	5	0	0	**10**
		1B2P	1B2P	2B3P	1B1P	2B3P	2B3P	1B1P	2B3P	2B3P	1B1P									
TOTAL	**286**											**3323**	**4134**	80	**15**	**10**	**25**	**0**	**0**	**50**
															30%	20%	50%	0%	0%	
															50%		50%		0%	

TYPICAL LINEAR BLOCK

		APARTMENT UNITS										SUMMARY			APARTMENT MIX					
LEVEL	Communal	1	2	3	4	5	6	7	8	9	10	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B	TOTAL
GD		**75**	**56**	**56**	**56**	**56**	**56**	**56**	**56**	**56**	**75**	598	658	91	0	8	0	2	0	**10**
		2B4P	**1B2P**	**1B2P**	**1B2P**	**1B2P**	**1B2P**	**1B2P**	**1B2P**	**1B2P**	**2B4P**									
1		**75**	**56**	**56**	**56**	**56**	**56**	**56**	**56**	**56**	**75**	598	658	91	0	8	0	2	0	**10**
		2B4P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	2B4P									
2		**75**	**56**	**56**	**56**	**56**	**56**	**56**	**56**	**56**	**75**	598	658	91	0	8	0	2	0	**10**
		2B4P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	1B2P	2B4P									
3		**75**	**75**	**75**	**75**	**75**	**75**	**75**	**75**			600	658	91	0	0	0	8	0	**8**
		2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P											
4		**75**	**75**	**75**	**75**	**75**	**75**	**75**	**75**			600	658	91	0	0	0	8	0	**8**
		2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P											
5		**75**	**75**	**75**	**75**	**75**	**75**	**75**	**75**			600	658	91	0	0	0	8	0	**8**
		2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P	2B4P											
TOTAL	**0**											**3594**	**3948**	91	**0**	**24**	**0**	**30**	**0**	**54**
															0%	44%	0%	56%	0%	
															44%		56%		0%	

TYPICAL TOWER BLOCK

		APARTMENT UNITS										SUMMARY			APARTMENT MIX					
LEVEL	Ancillary	1	2	3	4	5	6	7	8	9	10	NIA	GIA	%	1B1P	1B2P	2B3P	2B4P	3B	TOTAL
GD	555											555	623							
1		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
2		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
3		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
4		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
5		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
6		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
7		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
8		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
9		**57**	**41**	**57**	**57**	**57**	**57**	**41**	**57**	**57**	**57**	538	623	86	2	8	0	0	0	**10**
		1B2P	1B1P	1B2P	1B2P	1B2P	1B2P	1B1P	1B2P	1B2P	1B2P									
10		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
11		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
12		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
13		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
14		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
15		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
16		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
17		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
18		**64**	**64**	**64**	**64**	**64**	**64**	**64**	**64**			512	623	82	0	0	8	0	0	**8**
		2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P	2B3P											
TOTAL	**555**											**10005**	**11837**	85	**18**	**72**	**72**	**0**	**0**	**162**
															11%	44%	44%	0%	0%	
															56%		44%		0%	

RIBA Chartered Practice

AJ TOP 100

URBAN DESIGN GROUP REGISTERED PRACTICE

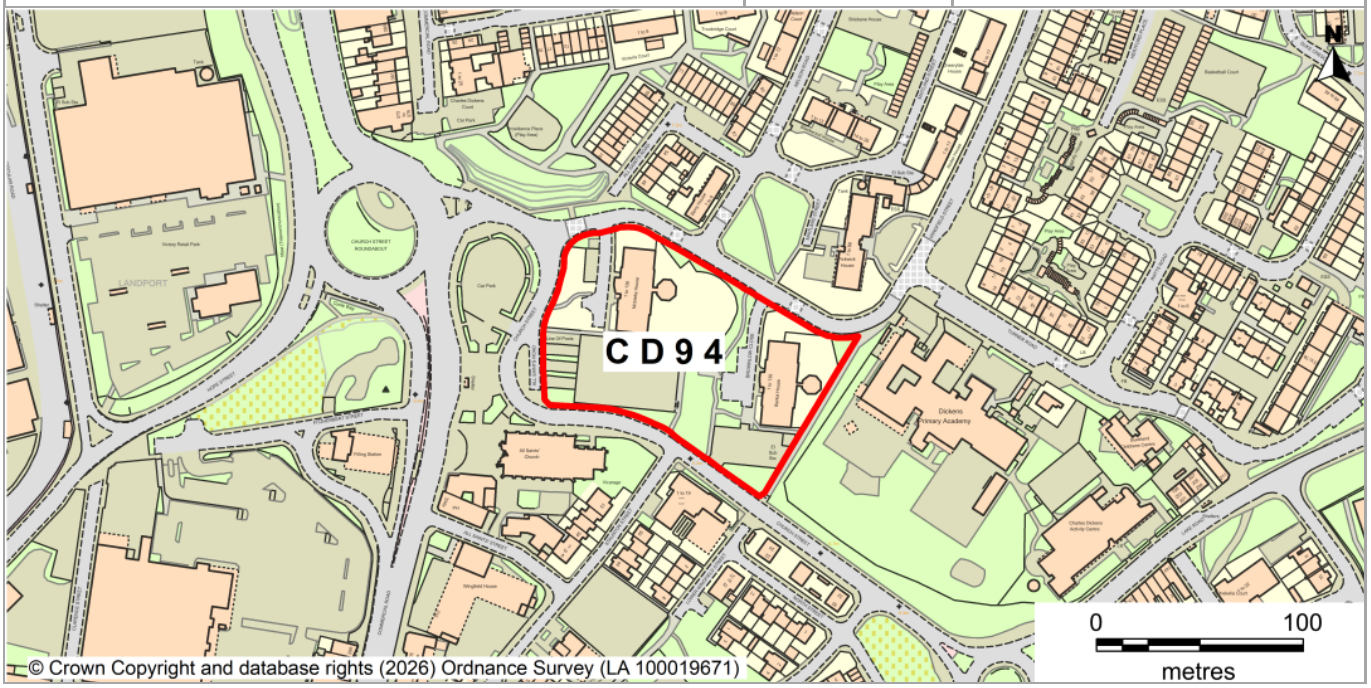
scf Consult

C&W

Appendix 3 HELAA equivalent Assessment of CD94 Barkis & Nickleby

CD94 - Barkis & Nickleby

Site Address:	**Barkis & Nickleby**	HELAA Site Reference:	**CD94**
Ward:	**Charles Dickens**	HELAA Category:	**Housing**



Description of the existing site and surroundings:

The site is comprised of two 18-storey residential tower blocks - Barkis House and Nickleby House. These are located in the mostly residential area of Buckland. The area is characterised by mid- to high-rise social housing blocks, lower-rise maisonettes and communal open spaces. Nickleby House is accessed from All Saints Road, and Barkis House is accessed from Brownlow Close, but other surrounding roads of Wingfield Street, Lower Wingfield Street, and Church Street also serve the site.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is in existing residential use and would benefit from redevelopment to regenerate the site.
The site has suitable existing access points.
There is an Air Quality Management Area nearby to the west of the site.
Harbour Church - All Saints is a Grade II Listed Building and is located close to the south of the site. There are also further listed buildings to the north west, which are located within the Old Commercial Road Conservation Area. The design of any new development at the site would need to take this into account.

Availability:

Available - The landowner (PCC) has confirmed the site is available.

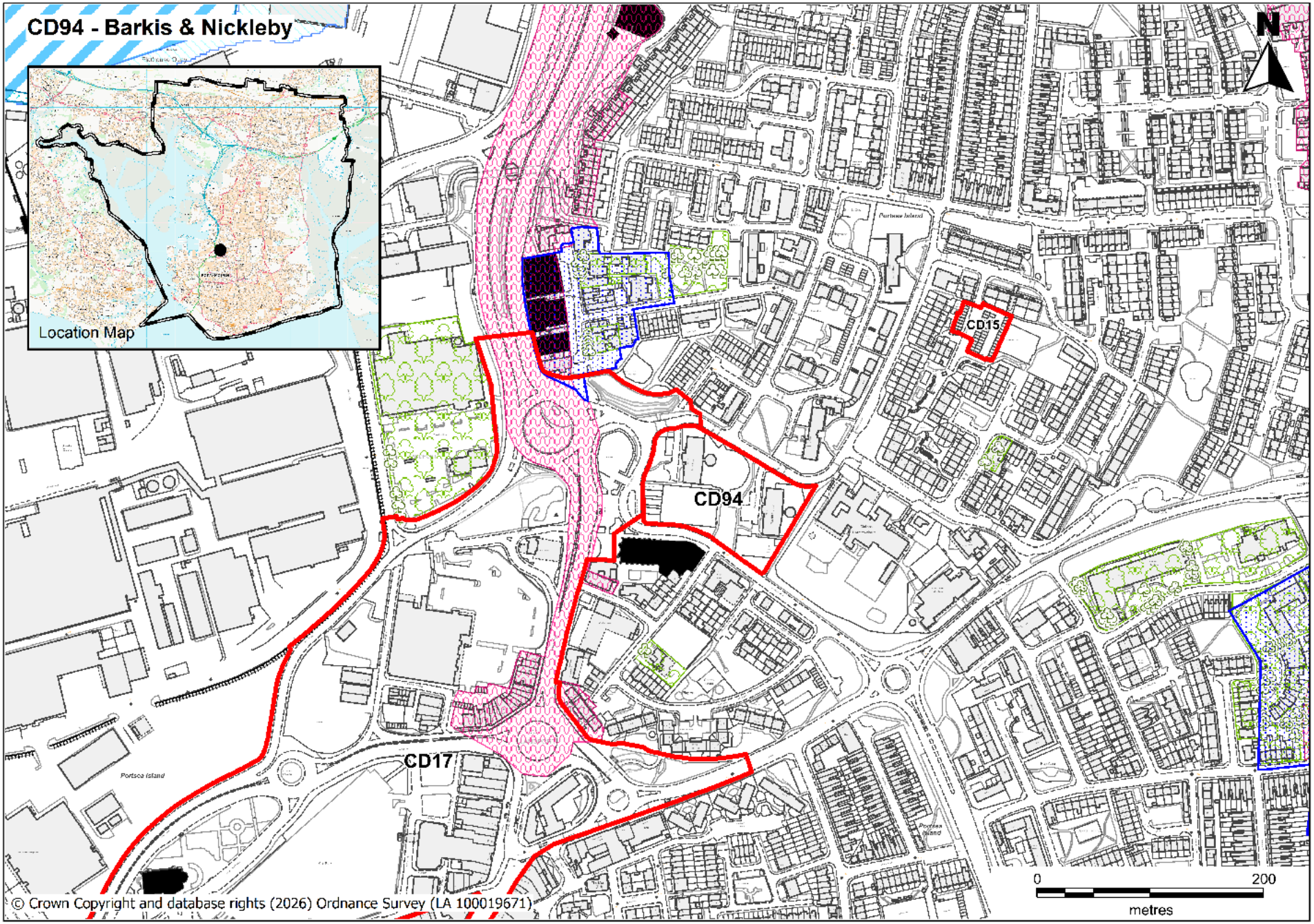
Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use within years 6-15, allowing time to decant and rehome existing residents.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**-272**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**524**	**0**	Gross Site Area (Ha):	**1.12**
15+ years:	**0**	**0**	Indicative Density (dph):	**468 (based on gross additional dwellings of 524)**
Total:	**252**	**0**	Assessment Outcome:	**DEVELOPABLE**


CD94 - Barkis & Nickleby
Location Map
CD15
CD94
CD17
N
0
200
metres
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Appendix 4 HELAA equivalent Assessment of ST29 Tipton & Edgbaston House

ST29 - Tipton & Edgbaston House

Site Address:	**Tipton & Edgbaston House**	HELAA Site Reference:	**ST29**
Ward:	**St Thomas**	HELAA Category:	**Housing**



Description of the existing site and surroundings:

The site is comprised of two 18-storey residential tower blocks - Tipton House and Edgbaston House. These are located in the dense inner-urban residential area of Somerstown, immediately adjacent to the commercial core of Portsmouth. The site is located in a mixed context of post-war residential blocks, more recent infill housing and civic/community buildings. Tipton House is accessed from Warwick Crescent, and Edgbaston House is accessed from River's Street.

Relevant Planning History:

No relevant planning applications in the last five years.

Suitability:

Suitable - The site is in existing residential use and would benefit from redevelopment to regenerate the site.
The site has suitable existing access points.
The site is within the high density area as identified in the emerging Plan in policy PLP21: Residential Density.
There is a Listed Building (Hope Church and Centre) located nearby to the east of the site. There are also some conservation areas nearby to the south west and south east of the site. The design of any new development at the site would need to take these into account.

Availability:

Available - The landowner (PCC) has confirmed the site is available.

Achievability:

Achievable - There are no reasons to indicate that the site is not achievable.

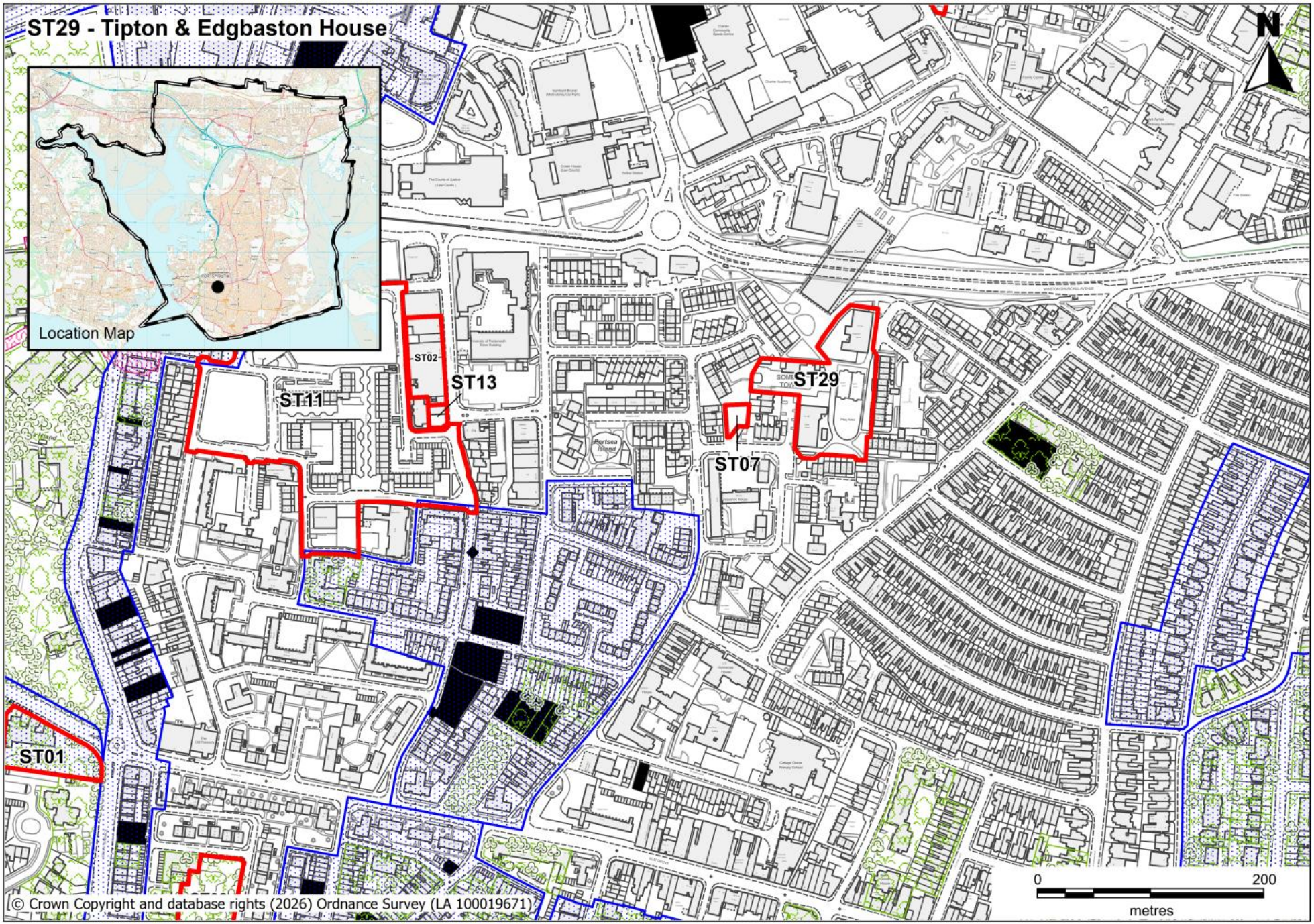
Future development potential of site:

Developable - There is a reasonable prospect the site will be developed for residential use within years 11-15, continuing into years 15+, allowing time to decant and rehome existing residents, some of whom will be able to move to the new development at site CD94 Barkis & Nickleby.

Delivery Timescales:	Estimated Yield (dwellings)	Estimated Yield (employment sqm)		
0-5 years:	**0**	**0**	Site Source:	**Land in the local authority's ownership**
6-10 years:	**0**	**0**	Brownfield/Greenfield:	**Brownfield**
11-15 years:	**-110 (loss of 272, gain of 162)**	**0**	Gross Site Area (Ha):	**0.86**

ST29 - Tipton & Edgbaston House

15+ years:	**270**	**0**	Indicative Density (dph):	**502 (based on gross additional dwellings of 432)**
Total:	**160**	**0**	Assessment Outcome:	**DEVELOPABLE**


ST29 - Tipton & Edgbaston House
Location Map
ST01
ST02
ST11
ST13
ST07
ST29
N
0
200
metres
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Appendix 5 Local plan housing land supply template for CD94 Barkis & Nickleby

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Part of PLP6: Portsmouth City Centre
Site name	CD94 Barkis & Nickleby
Total capacity (dwellings)	524 gross, 252 net
Total completions in plan period	524 gross, 252 net
Total completions in five years following adoption	0

**This is the C3 equivalent number of dwellings. A ratio of 1.9 has been applied to the dwelling number in the extant planning permission due to this being described as HMO accommodation on the planning application form.

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	0	0	0	0	0	52	100	100	0	0	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The Council owns this site and has confirmed it is available for redevelopment.
Developer interest	The Council would act as the developer as the site would be retained by the Council once redeveloped.
Site assessment work	See LPS Tower Blocks Topic Paper.
Viability	The site needs redevelopment so funding will be secured to carry out the development.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning history for the past five years.
Progress towards applications, reserved matters,	N/A

discharge of conditions, etc.	

Appendix 6 Local plan housing land supply template for ST29 Tipton & Edgbaston House

Local plan housing land supply template (in the legacy system)

Local plan allocation ref	Developable site identified in Appendix 2
Site name	ST29 Tipton & Edgbaston House
Total capacity (dwellings)	432 gross, 160 net
Total completions in plan period	162 gross, -110 net
Total completions in five years following adoption	0

**This is the C3 equivalent number of dwellings. A ratio of 1.9 has been applied to the dwelling number in the extant planning permission due to this being described as HMO accommodation on the planning application form.

Plan period up to adoption			Years following adoption*														
-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																	
-	0	0	0	0	0	40	0	0	0	0	0	-272	0	0	162	-	-

* It should be assumed that the plan will be adopted no earlier than one year after the date on which it is submitted for examination, and that Y1 starts on the 1 April following the date of adoption.

Ownership and availability	The Council owns this site and has confirmed it is available for redevelopment.
Developer interest	The Council would act as the developer as the site would be retained by the Council once redeveloped.
Site assessment work	See LPS Tower Blocks Topic Paper.
Viability	The site needs redevelopment so funding will be secured to carry out the development.
Infrastructure provision	No critical infrastructure necessary.
Planning permission	No relevant planning history for the past five years.
Progress towards applications, reserved matters,	N/A

discharge of conditions, etc.	