

Ladywood House Fire Safety Remediation Project

Resident Engagement Event

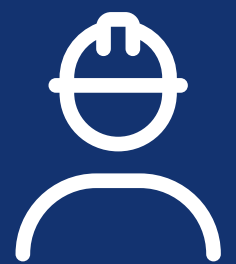
3 September 2026





Design work

Harmony Fire Ltd. have progressed the detailed design work and we have a clearer understanding of the works involved & how we plan to carry out the works safely. The design phase identified additional work we need to undertake and because of this, we are now working towards being on site in Spring 2027.



Building Safety Regulator

The application to the Building Safety Regulator is due to be made in September 2026. This is required before we can start any building works to our high-rise buildings. The determination period could take longer than we initially anticipated which is why we're now working to a later start date.



Underground car park

The wet riser water tank, pumps & back up generator for the fire safety systems will need to be stored in the underground car park. This may affect a small number of parking spaces – we will speak to those affected individually. The mobility scooter store won't be affected.

What are the building safety works?

	Replacement property entrance and communal door sets.
	Fire stopping and associated remedial works.
	Wet riser installation.
	Mechanical extract ventilation upgrades.
	Removal of existing warden call system – the Safe at Home system will remain.

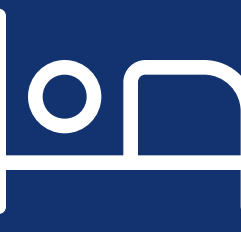
	Asbestos removal,
	Fire resistant window replacements in some flats and replacement of communal AOV windows.
	Lift upgrades,
	Fire alarm systems upgrades in flats
	Fire escape route from roof terrace.

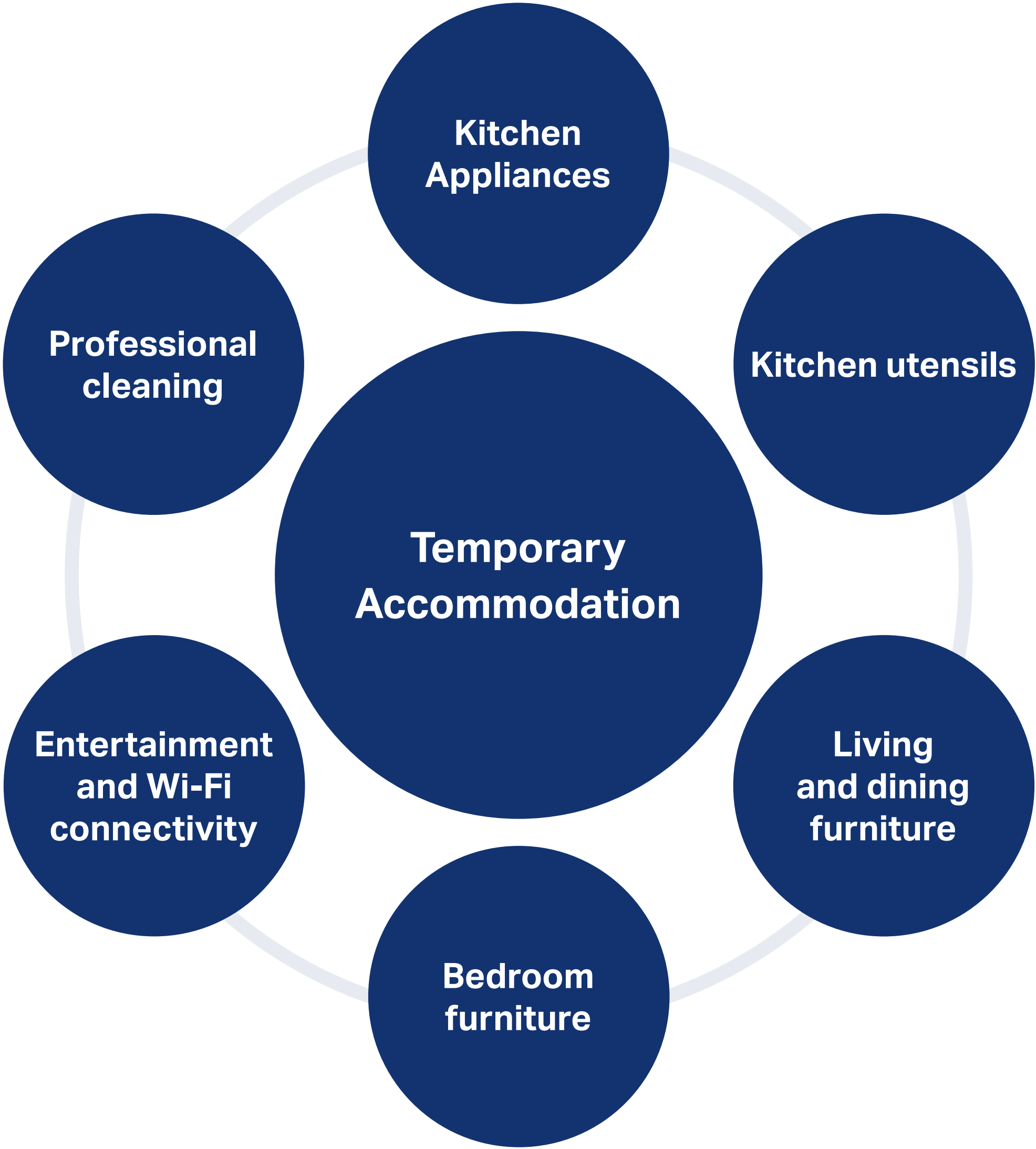
What are the improvement works?

	Access to roof terrace
	Bathroom refurbishments within all flats
	Decoration of the communal area throughout the block
	Replacement rising water main

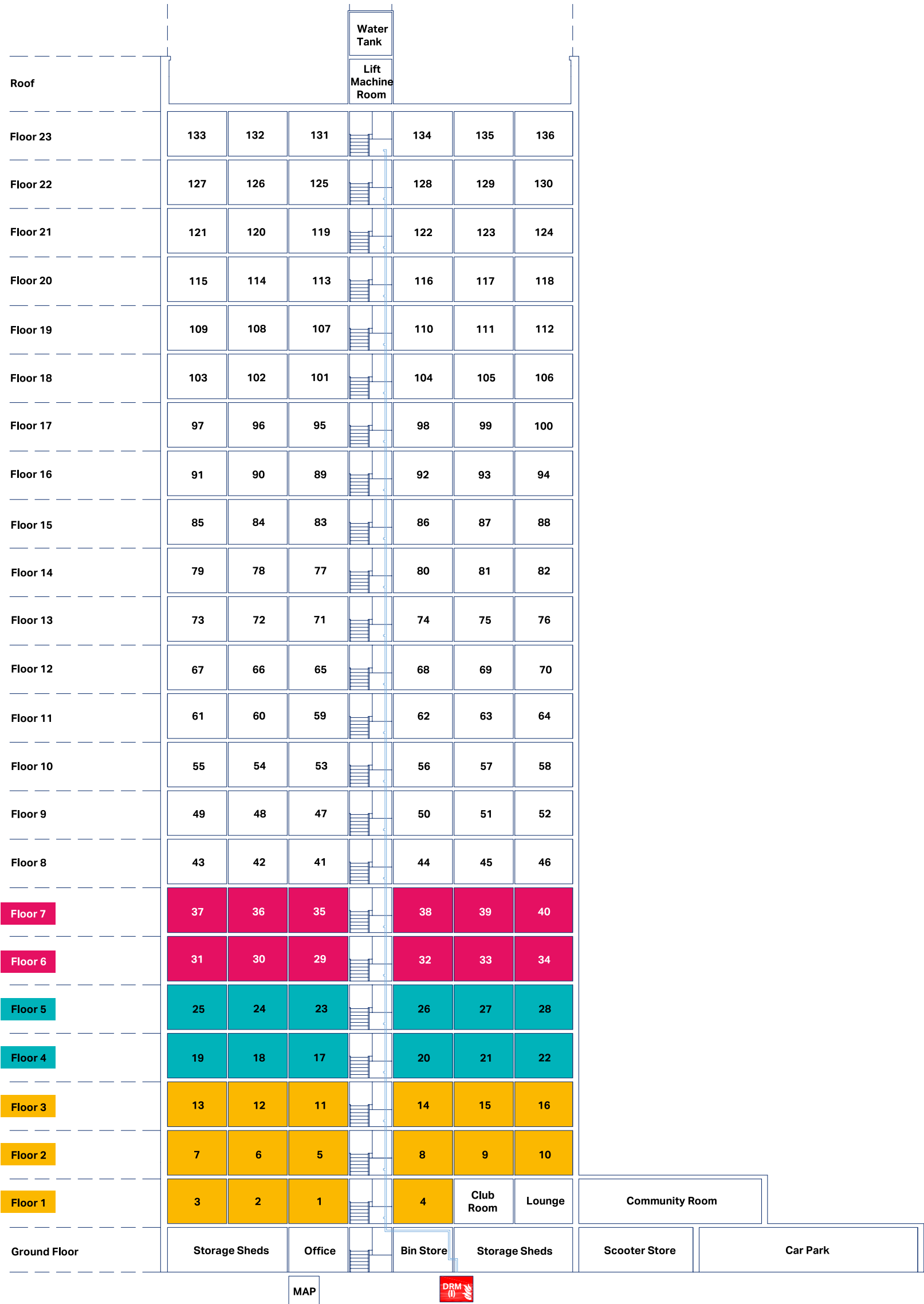
	Concealment of the sprinkler pipework within communal areas
	Replacement of communal flooring throughout the block
	Replacement of landlord electrical distribution board & meters
	Lift upgrades

Temporary accommodation zone

	Whilst the works are being undertaken, your flat will not be safe or comfortable for you to live in.
	Residents living on floors 1, 2 and 3 have moved to new homes to create a zone of 16 flats that will be used as temporary accommodation for the duration of the works.
	The flats will be fully furnished so you only need to take the things you need to live comfortably for up to 6 weeks.
	Portsmouth Homes & Harmony Fire Ltd will help you to move to the temporary accommodation zone and back to your flat when the work is complete.



Temporary accommodation zone



Key

-  Temporary Accommodation zone
-  First flats to move
-  Second flats to move

How we plan to deliver the work

8

1

- Flats on floors 1 – 3 will be refurbished so they can be used as temporary accommodation.
- Access to these floors will be controlled.
- Access to communal areas may be temporarily restricted.

2

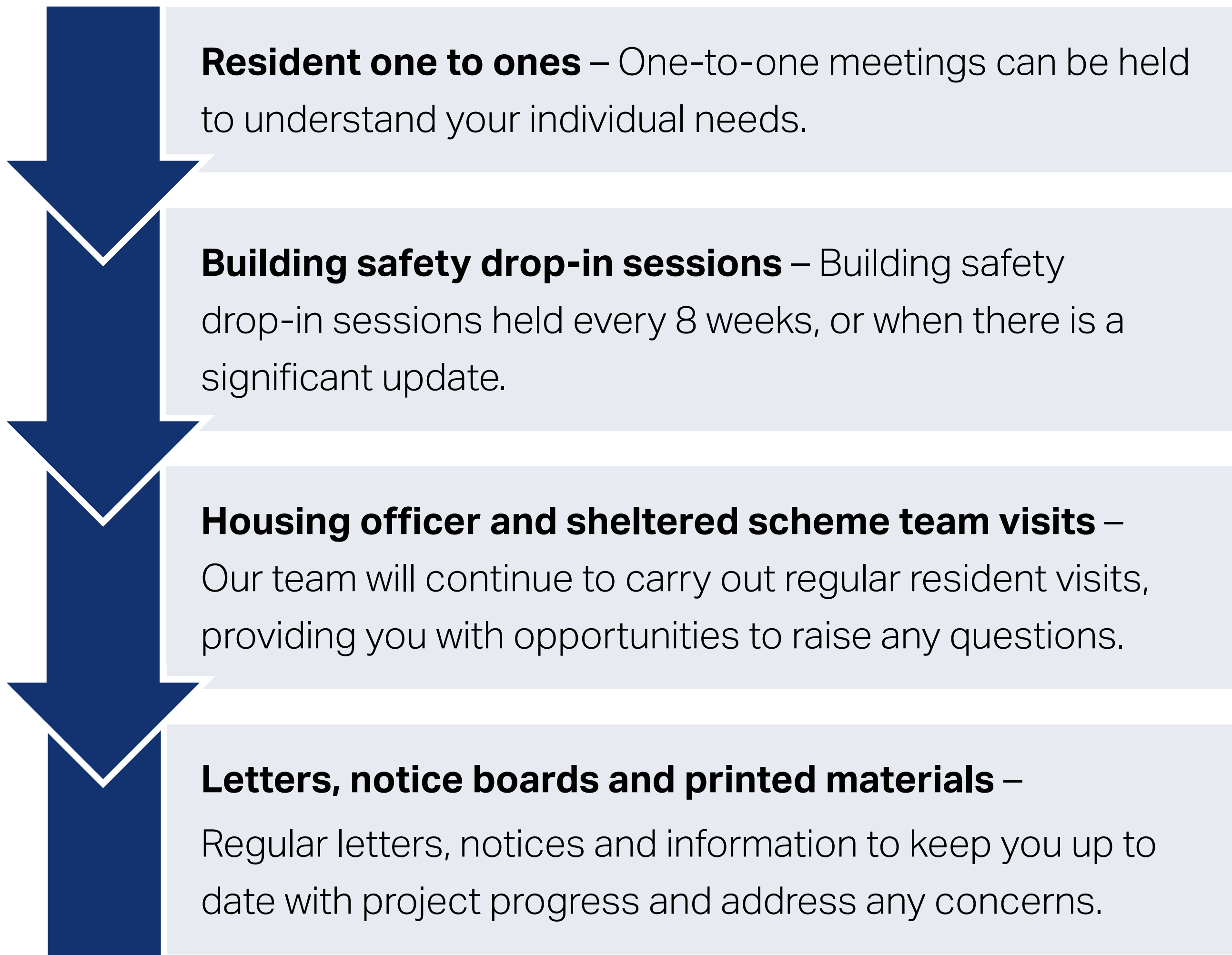
- Work will begin from the bottom upwards.
- Two floors will be worked on at a time.
- You will be asked to move to the 'decant zone' for up to 6 weeks when we're working on your floor.

3

- When all flats and communal areas are complete, additional work will start.
- Decoration of stair core with flame retardant paint.
- Lift upgrades.
- Removal of old extraction system on the roof.

Your safety is our highest priority

Resident Consultation

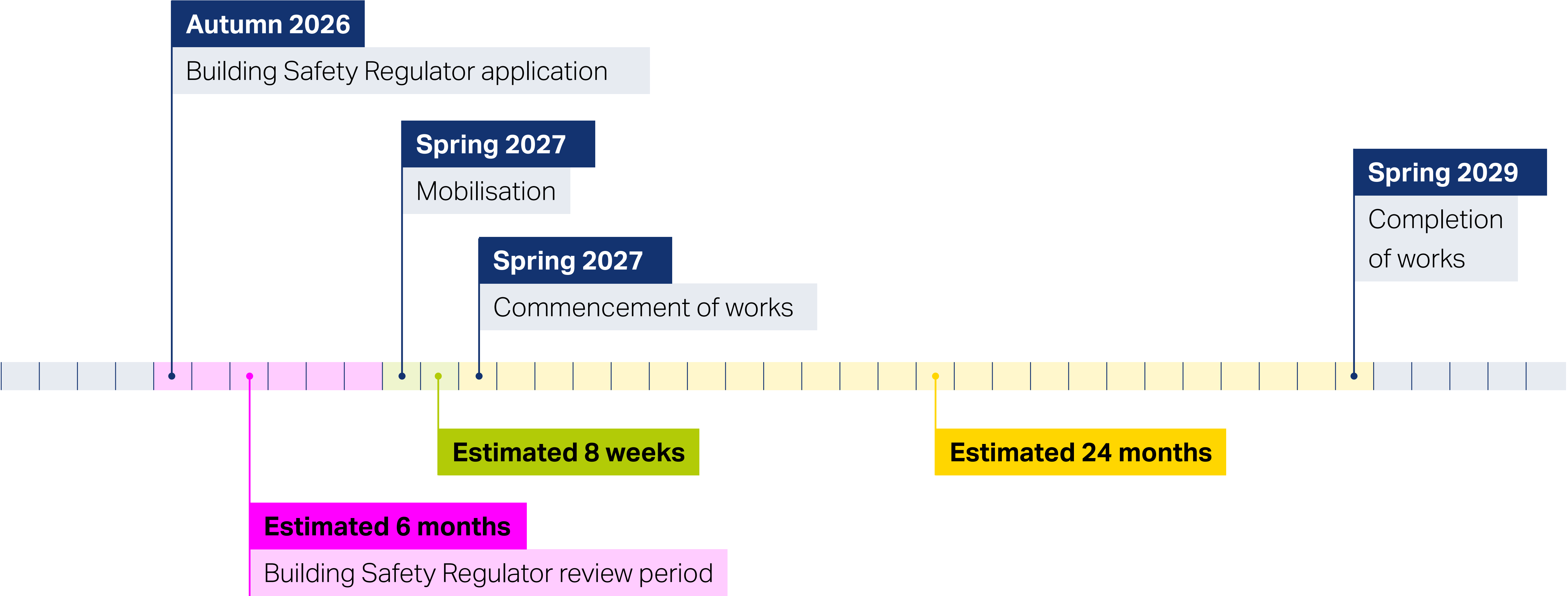


We've listened to residents and prepared a range of communication methods based on what you told us works best. Contact us on:

	023 9284 1674
	decants@portsmouthcc.gov.uk
	Annual tenancy update visits.
	Confirm your chosen bathroom finish.
	Confirm walk in or over the bath shower and your preference for your new bathroom.
	Vote on communal decoration and flooring.
	Identify any additional support needs for when it comes to moving.

If these methods don't work for you, or if you'd prefer information in a different format, please let us know.

Indicative timeline and key risks



Key Risks:

-  Building Safety Regulator review period
-  Planning application decision
-  Eight-week mobilisation period once Building Safety Regulator approval and Harmony Fire Ltd. starting works on site