

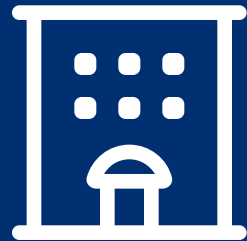
Wilmcote House Planned Maintenance Project

Resident Engagement Event –
October 2026



Why are these works necessary?

Our responsibilities as your landlord



Compliance with the Building Safety Act 2022

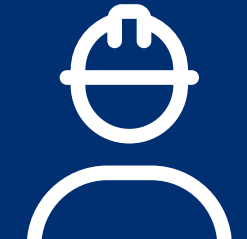
New legal requirements for high-rise residential building

Prepare a Building Safety Case report to demonstrate how risks are being managed



Identifying and managing building safety risks

Work with specialist fire consultants to undertake technical surveys to understand the required works



Reduce risk as far as reasonably practicable

We have appointed DM Habens, a qualified contractor to fully design and undertake the work to improve safety at the block.



Type 4 Fire Risk Assessment

FORMULATED TO PAS 79, COMPLIANT WITH THE REQUIREMENTS OF THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005 and HOUSING ACT 2004

PROPERTY ADDRESS:	WILMCOTE HOUSE (1-113) TYSELEY ROAD SOMERSET SOUTHSEA PO5 4NA
FRA ID:	KFS-FRA4-2423
FRA ASSESSORS NAME:	Ivan Finch MSc, CEng, CIBSE, Tier 2 (C1181) MSc, MSc
FFP ASSESSORS NAME:	Mr Daryl Smyth, James Fay, David Ayres, Thomas Gifford, Nathan - Tier 2 - (P786), Tommy Wiles MSc, MSc
DATE OF ASSESSMENT:	4th of April 2024
FRA VALIDATOR:	John Field MSc, TechIOSH MSc
DATE OF VALIDATION:	26th August 2024
DATE OF PREVIOUS ASSESSMENT:	3rd of May 2023 carried out by Ensure Safety and Compliance
PREMISES USE:	Residential flats

KFS-FRA4-2423 - WILMCOTE HOUSE (1-113) TYSELEY ROAD SOMERSET SOUTHSEA PO5 4NA
Keystone Fire Safety Ltd, Unit 6 Triumph Way, Kilmington, M42 7QB, 01234 854014
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Wilmcote House

Information about your building



What are the works?

Building safety works

	Replacement of communal door sets
	Fire stopping to risers in bedroom & reception
	Replacement of all internal doors except bathroom & toilet doors
	Emergency lighting upgrades
	Evacuation alert system
	Provision of new bin stores and closure of existing bin chutes

Improvement works

	Block security door entry system & new block entrance doors
	Decoration and repairs to the communal stairwells
	Replacement of water tanks
	CCTV system upgrades
	Removal of canopies to block entrances to improve security
	Final clear up and decoration

How will the works impact you?

4

Works within your home

- Fire stopping to cables and wires
- Installation of evacuation alert system
- Replacement of internal doors to all habitable rooms
- Wiring for upgraded door entry system

Works in the building

- Access to some communal areas may be restricted at times throughout the project for your safety
- Noisy work will be limited to weekdays between 9am-4pm
- We won't allow weekend work unless absolutely necessary and advanced notice will be provided
- We will work with the Contractor, DM Habens Ltd to minimise disruption
- DM Habens Ltd will have a dedicated Resident Liaison Officer on site, with Portsmouth Homes also providing an off-site Resident Liaison Officer to support you throughout the project

Resident engagement

5

How we'll keep you updated

- Written letters in line with resident individual preferences
- Noticeboards in blocks

Resident Liaison Officers – Contact us

- DM Habens Ltd – Lewis Pedelty
- Portsmouth Homes – Surinder Singh

We've listened to residents and prepared a range of communication methods based on what you told us works best. If these methods don't work for you, or if you'd prefer information in a different format, please let us know.

Contact information

☎ 023 9284 1674

✉ decants@portsmouthcc.gov.uk



1

Reduced unauthorised access to the block

A new door entry system will be installed at the block requiring visitors to either present a key fob at call points or call through to resident's flats to be allowed access.



2

Improvements within the communal areas

Stairwells will be repaired and decorated to improve the condition and ongoing upkeep.



3

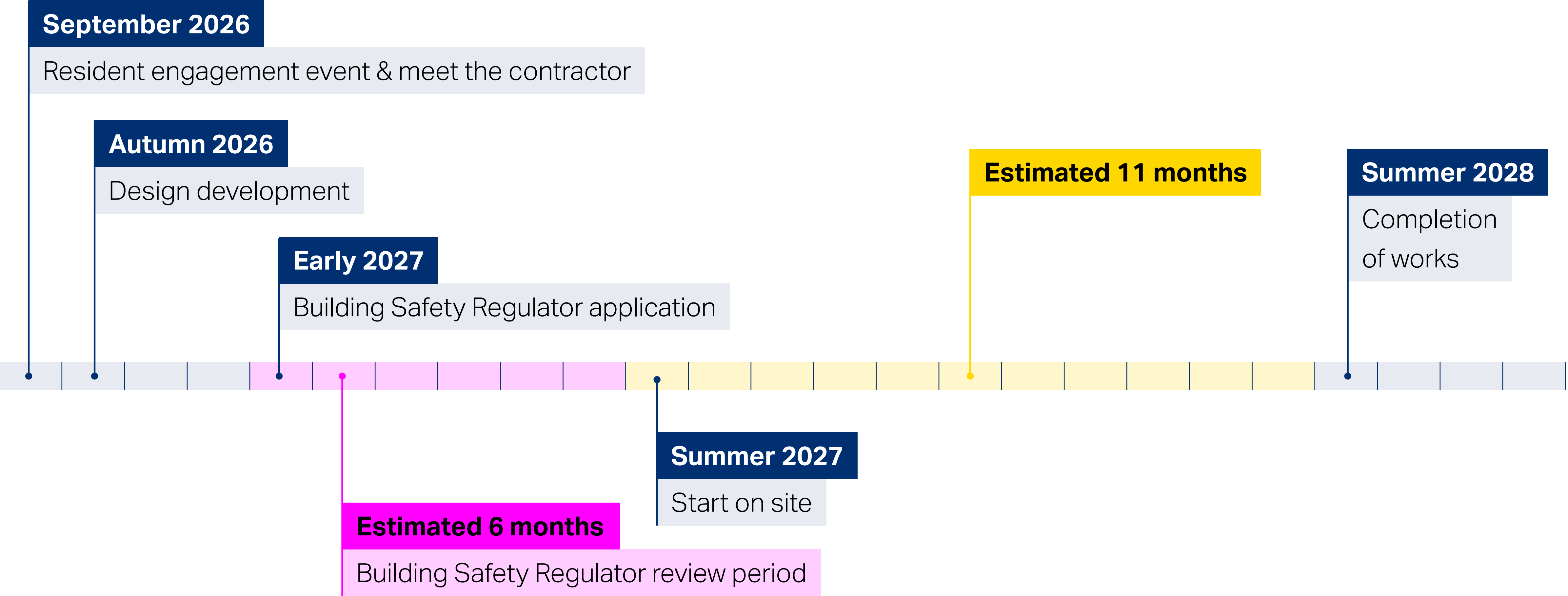
Reduce anti-social behaviour at the block

Additional CCTV cameras will be installed at hotspots of anti-social behaviour identified by PCC and the Police.

Canopies outside the block entrances will also be removed.



Indicative timeline and next steps



Key Risks:

Design delays

Planning application decision

Building Safety Regulator review period