

**IMPORTANT - PLEASE READ**

Somerstown Housing Office  
Somerstown Central  
Tyseley Road  
Southsea  
PO5 4EZ  
023 9284 1311

Monday 18 February 2019

Dear resident

I am writing to give you an update on the future plans for Leamington House and Horatia House, as you live nearby I thought you would be interested in what will happen to the blocks.

As you know, cladding was removed from Leamington House and Horatia House following the Grenfell tragedy. We then found problems with the original 1960s concrete construction of the blocks during the detailed building surveys which were carried out while we were looking for a suitable replacement for cladding. As a result, we put additional safety measures in place and started the process of moving residents to new homes.

While we have been finding new homes for residents, we have also been doing a lot of work to understand what the future options might be for the blocks. This has meant doing more survey work, and starting to get estimates for the cost of repairs.

Our investigations have shown that, because of the way the buildings were constructed in the 1960s from large concrete panels, the work needed to repair HH & LH is significant and would be very expensive. It is estimated that it would cost around £86M to strengthen the two blocks. These costs mean we don't think it is affordable for the council to repair the blocks.

What happens now is a decision for the council's Cabinet. A report has been written recommending we look at future options for redeveloping the site to create new affordable and social housing, working with residents in Somerstown to make sure the local community is involved. The council has already made a commitment to making sure there are at least as many council homes available in the future as there are in the two blocks at the moment.

The report will be available on the council website at lunchtime on 18 February, along with information for residents and former residents, and those living near the blocks. Go to [www.portsmouth.gov.uk/ext/housing/leamington-house-and-horatia-house](http://www.portsmouth.gov.uk/ext/housing/leamington-house-and-horatia-house) and follow the link to the report.

The Cabinet is expected to make a decision when it meets on 26 February 2019 at 9am.

Once a decision has been taken, we will get in touch with you again to explain what has been decided and what will happen next.

If you have any questions or concerns in the meantime, you can call our 24 hour helpline on **023 92 841311** or email **RepairsSupportTeam@portsmouthcc.gov.uk**

Yours faithfully

A handwritten signature in black ink, appearing to read 'James Hill', written over a faint circular stamp or watermark.

**James Hill**  
**Director of Housing, Neighbourhood & Building Services**  
Portsmouth City Council