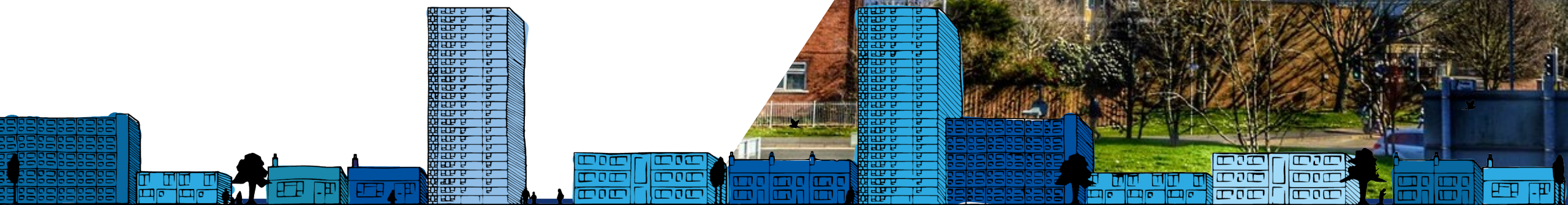




Ladywood House Planned Maintenance Project

Resident Engagement Event

October 2025



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

Appoint suitably qualified contractors to undertake the work to improve safety at the block

What are the works?

Building Safety Works



Replacement property entrance and communal door sets



Fire stopping and associated remedial works



Asbestos removal



Replacement warden call system



Wet riser installation



Fire resistant window replacements



Mechanical extract ventilation upgrades

Improvement Works



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



Improving fire safety within your home



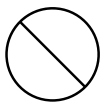
Fire stopping and compartmentation works have been identified to improve fire safety



To undertake the recommended works, we are required to remove a redundant asbestos duct from within your bathroom

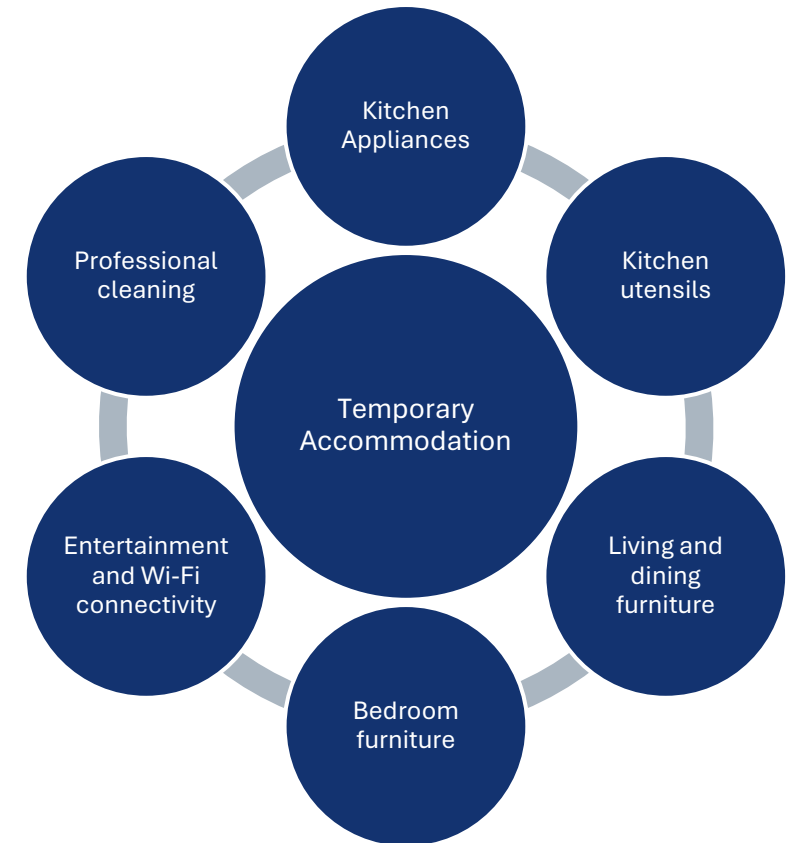


These works will be carried out in accordance with strict health & safety regulations and will require the removal of your bathroom



Whilst the works are being undertaken, your flat will not be safe or comfortable for you to live in.

Fully refurbished temporary accommodation flats will be provided within Ladywood House



How will the works impact you?

Works within your home

- You will need to vacate your flat for **approximately 6 weeks**
- Fully furnished temporary accommodation will be provided at **no additional cost** to you
- Support will be provided to help with **packing, moving and transportation** to and from temporary accommodation
- One to one meetings will be held with you to understand your **specific needs and preferences**
- You will be given an **option to permanently move**, with potential financial support available

General works in building

- Access to working areas, including flats and communal areas may be restricted at times throughout the project for your safety
- Noisy work will be limited to weekdays between 9am-4pm.
- Weekend work will be prohibited unless absolutely necessary and advanced notice will be provided
- At least one lift will remain operational at all times for resident use.
- The contractor and Portsmouth Homes will have on-site Resident Liaison Officers to support you throughout the project
- We will work with the Contractor to look to minimise disruption

Your safety is our highest priority

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

Selecting your preferred bathroom finish

Resident's bathrooms are to be fully refurbished as part of the works. Have your say on your preferred finish.

1. Review the colour palette display boards
2. Choose a preferred vinyl flooring finish
3. Choose a preferred paint finish for the walls
4. Book a one-to-one consultation meeting via the Customer Relations Officers
5. Inform us of your chosen option during your one-to-one consultation

Booking a one-to-one consultation meeting



023 9260 6300



cro.somerstown@portsmouthcc.gov.uk

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

One-to-one meetings will be held to understand your individual needs and preferences

Resident one to one consultations

Building safety drop-in sessions

Building safety drop-in sessions held every 8 weeks, or when there is a significant update

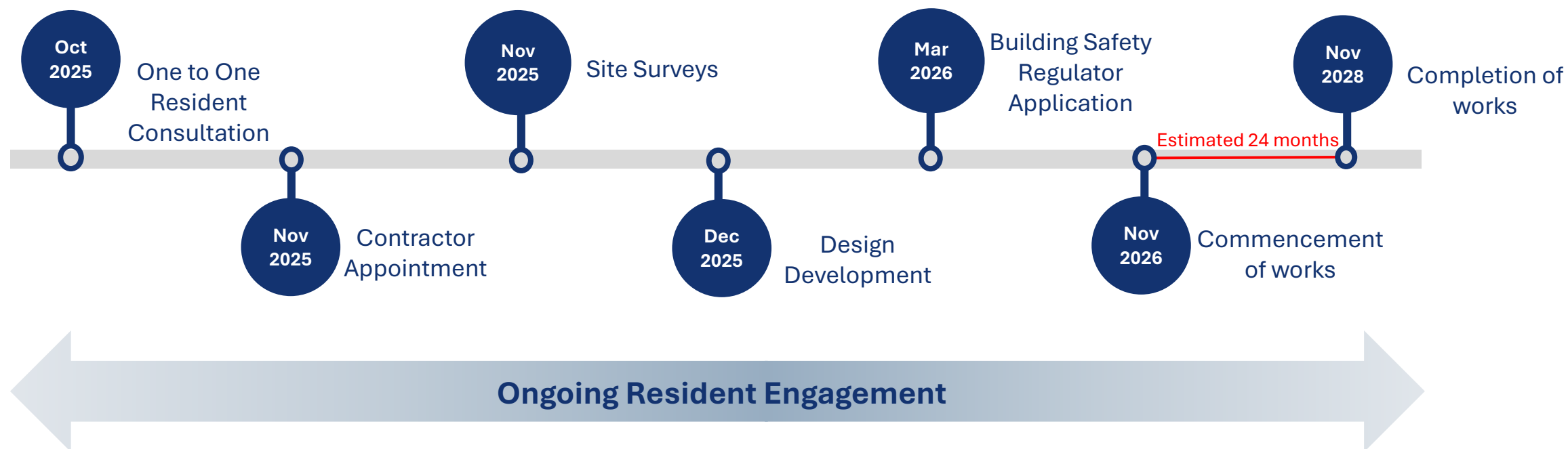
Housing officer and sheltered scheme team visits

Our team will continue to carry out regular resident visits, providing you with opportunities to raise any questions

Letters, notice boards and printed materials

Regular letters, notices and information to keep you up to date with project progress and address any concerns

Indicative Timeline and Next Steps



? Please note that these timeframes are estimated – timescales will be confirmed as contractor plans are finalised