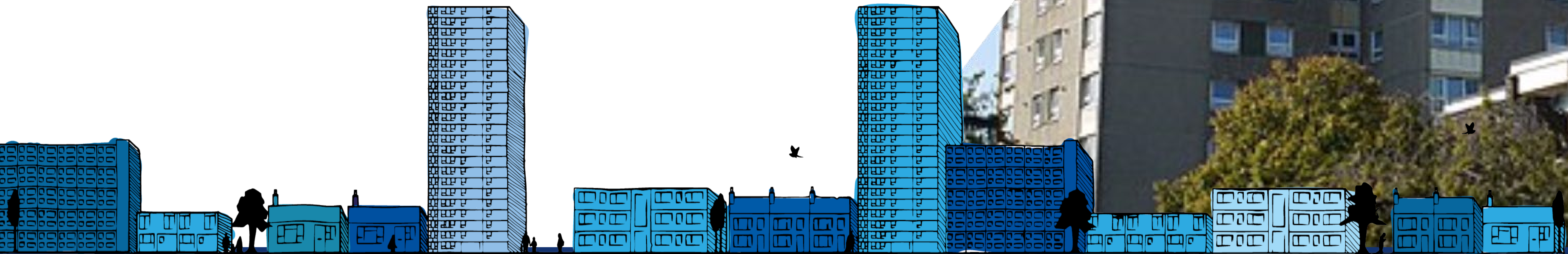


Sarah Robinson House Planned Maintenance Project

Resident Engagement Event

Wednesday 29th April 2026
11:00 – 18:00



Why are these works necessary?



Our responsibilities as your Landlord



Compliance with the Regulatory Reform (Fire Safety Order) 2005 & Fire Safety Act 2021

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



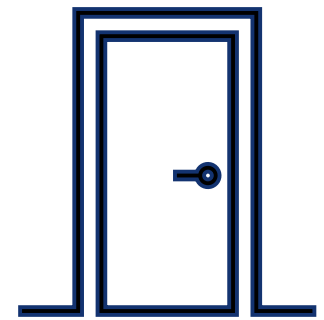
Reduce risk as far as reasonably practicable

We have appointed a suitably qualified contractor to undertake the work to improve safety at the block

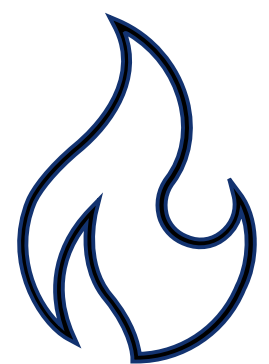


What are the works?

Building Safety Works



Replacement Flat Front Doors and communal fire doors



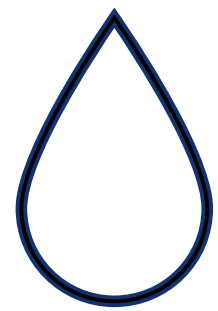
Prevent fire spread (Fire stopping)



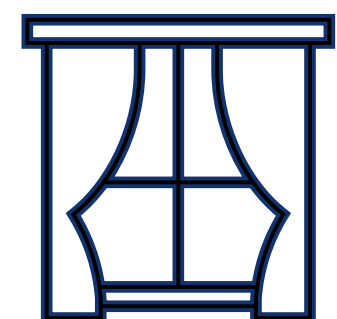
Asbestos removal



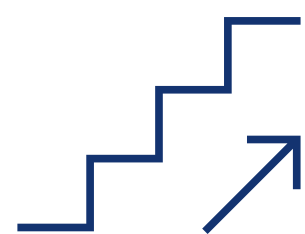
Installation of an Evacuation Alert System



Upgrades to firefighting equipment within the block



Communal window replacements

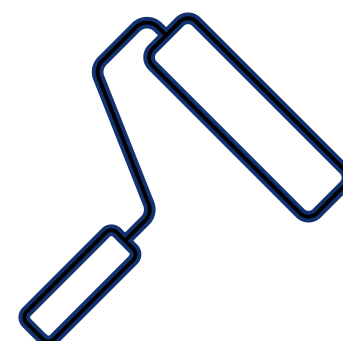


Lift Upgrades

Improvement Works



W/C refurbishments within all flats



Decoration of the communal areas



Replacement rising water main



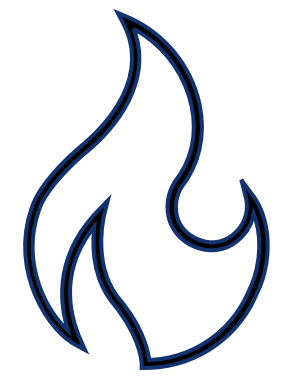
New communal flooring



Extractor fan upgrades to kitchens and bathrooms



Improving fire safety within your home



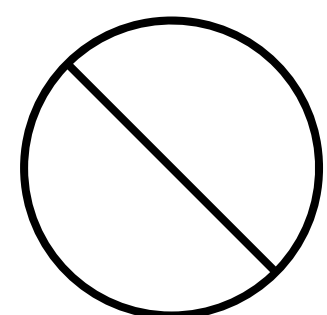
Fire stopping and compartmentation works have been identified to improve fire safety



To undertake the recommended works, we are required to remove a redundant asbestos panel from within your W/C



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



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

A range of options will be available to meet your temporary accommodation needs



Temporary Accommodation

Works within your home

- You will need to vacate your flat for **approximately 3 weeks**
- Further appointments will be required outside of this 3-week period for less disruptive works.
- 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**.
- We will complete the temporary moves in phases, giving you clear and early notice of the expected moving date so you can plan ahead.

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 try and minimise disruption to you.

Appointment of Contractor



Portsmouth City Council have appointed Harmony Fire Limited to undertake the design and construction for these works. Meet the Team:



Alisha Chavez

Resident Liaison Officer



Dan Price

Pre-Construction
Director



Jordan Guppy

Pre-Construction
Manager



Emily Wells

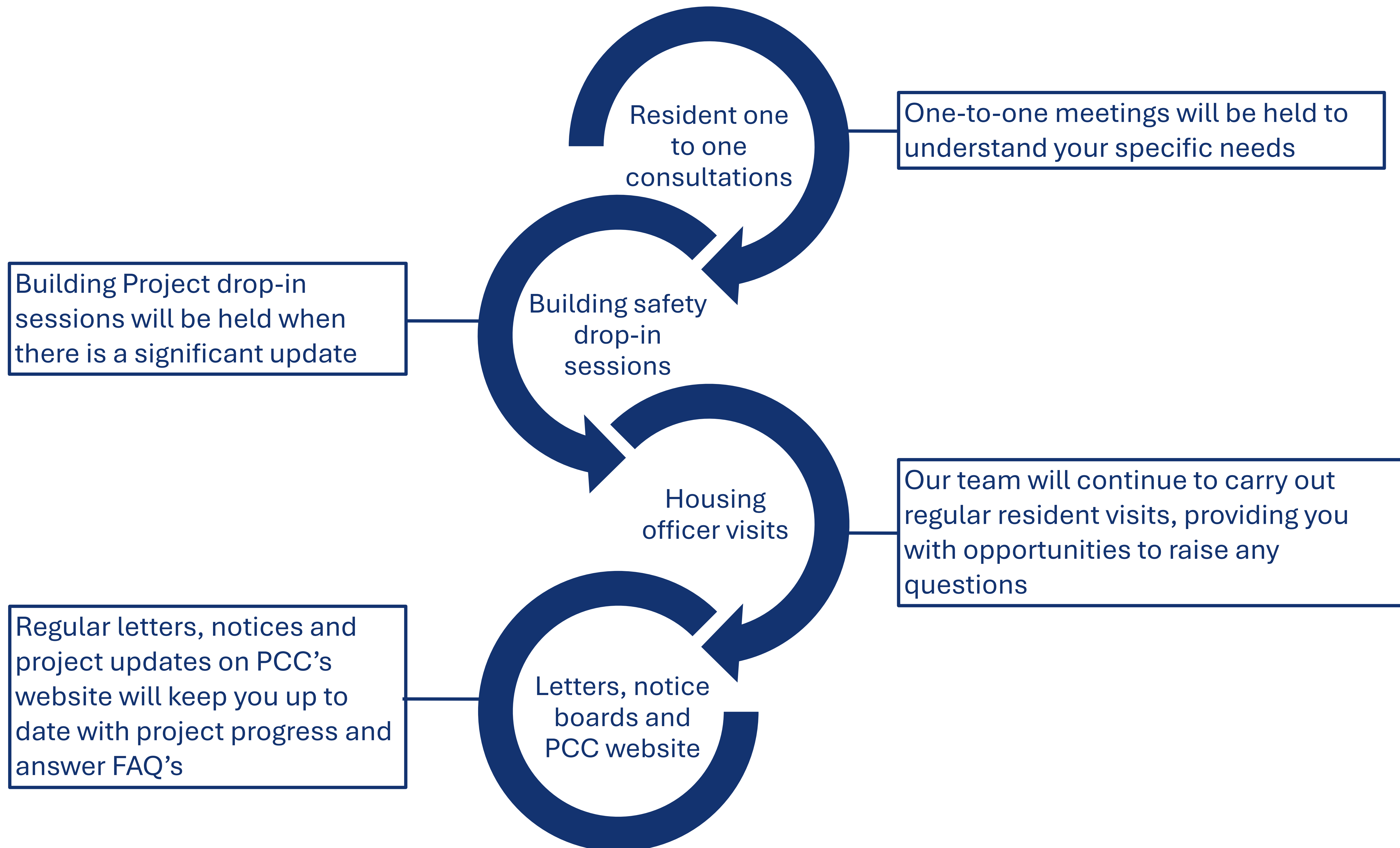
Pre-Construction
Assistant

Harmony Fire are currently in the process of preparing the designs and will require access to your property for surveys and investigations.

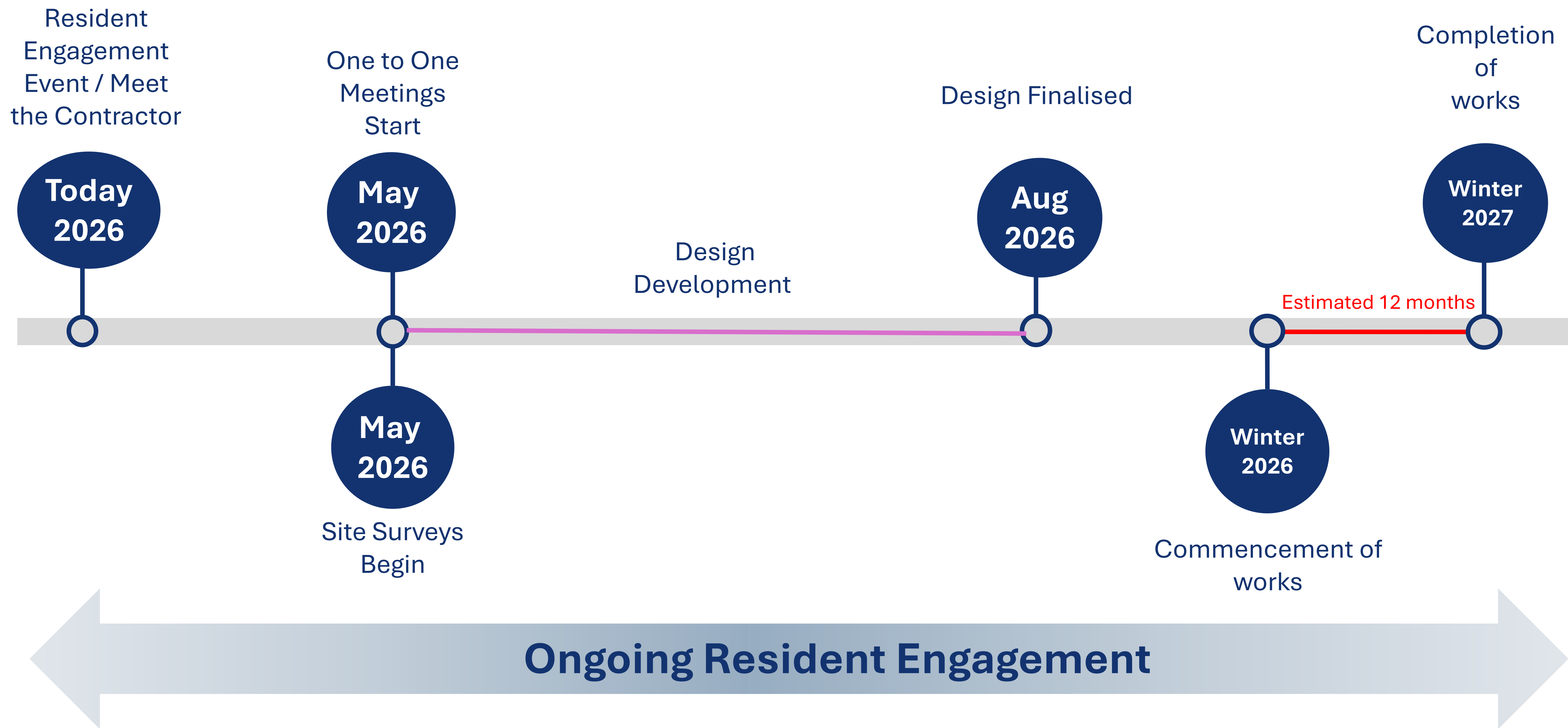
They will be in contact with you directly to book in surveys of you home within the coming months.

Resident Consultation

We've listened to residents and prepared a range of communication methods based on what we have been told works best.



Indicative Timeline and Next Steps



Please note that these timeframes are estimates only and may be subject to change. Timescales will be confirmed as the designs are finalised

One-to-One Consultations

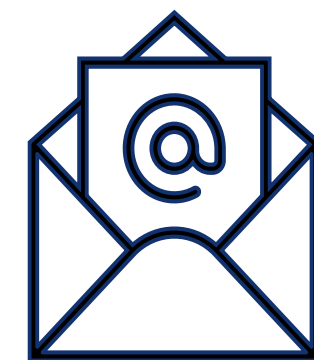
We will be carrying out One-to-One consultation with residents to understand your specific needs. This will include:

- Understanding the make-up of your household.
- Identifying any specific needs.
- Addressing any queries you may have.

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.