

Pickwick and Copperfield House Fire Safety Project

Resident Engagement Event – May 2026

All information included can be found
on the project webpage:

portsmouth.gov.uk/pickwickandcopperfield



Why are these works necessary?

Our responsibilities as your landlord



Compliance with the Regulatory Reform (Fire Safety Order) 2005 & Building Safety Act 2022

New legal requirements for high rise residential buildings.



Identifying and managing building safety risks

PCC have worked with specialist fire consultants to determine and understand the required building safety and block improvement works.



Reduce risk as far as reasonably practicable

The Council is in the process of appointing a suitably qualified contractor to fully design and undertake the work to improve safety at the block.

Portsmouth City Council - Fire Risk Assessment - 24-27993

ENSURE Safety And Compliance Fire Risk Assessment

REPORT DETAILS

Commissioned By or Client
Portsmouth City Council

Address of Premises
Pickwick House (1-88),
Wingfield Street,
Buckland, Hampshire,
PO1 4PD

Assessor
James Bell

Date of fire risk assessment:
04-02-2025

Date of previous fire risk assessment:
04-12-2023

Frequency of assessment (months)
12

Suggested date for reassessment ¹⁾
28-02-2026

Person(s) consulted
Building Safety Team

Report Reference Number
24-27993

Signed Off By
Andrew Snow - 18-02-2025

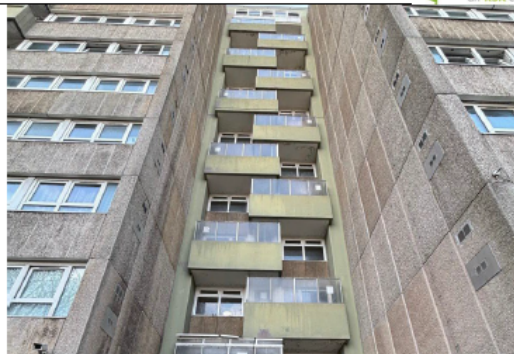
The purpose of this report is to provide an assessment recommendations to ensure compliance with the relevant business continuity from fire. The report is not an absolute guarantee that the property is safe, or the operation of the building will be maintained as indicated. The report is updated accordingly as this report will no longer be valid if the building were inaccessible at the time of the assessment, or if the FRA is reviewed and updated. The report includes destructive or intrusive testing to assess the condition of the building. Unless specified, the report includes means of escape, the fire detection and alarm system. Report created: 19-02-2025 / Pickwick



KFS Type 4 FRA - Dwellings - Residential V.205

KEYSTONE
FIRE SAFETY LTD

FRC
an RSK company



Type 4 Fire Risk Assessment
FORMULATED TO PAS 79:2022
REGULATORY COMPLIANCE

PROPERTY ADDRESS:	Copperfield
FRA ID:	KFS-FRA4-
FRA ASSESSORS NAME:	Steve O'Neil
PPP ASSESSORS NAME:	Tommy Williams

KFS-FRA4-2410 - Copperfield
Keystone Fire Safety Ltd



FIRE RISK APPRAISAL OF THE EXTERNAL WALLS (PAS 9980:2022)

FRC
an RSK company

COPPERFIELD HOUSE
WINGFIELD STREET,
PORTSMOUTH, PO1 4NZ

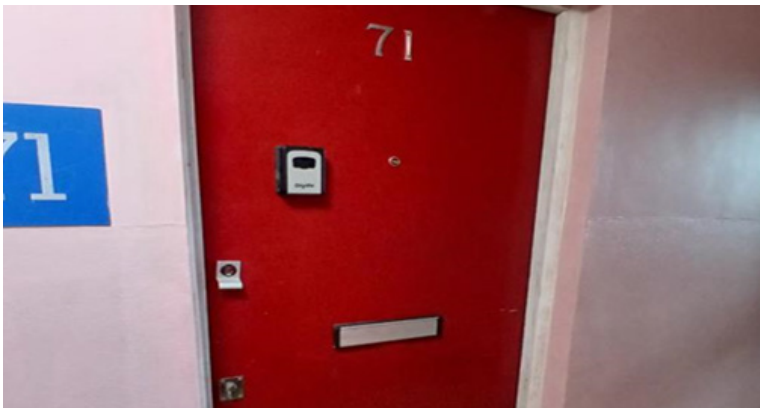
CLIENT NAME	PORTSMOUTH CITY COUNCIL
FRC REPORT NO.	RB-53DL94
PREPARED BY	FR CONSULTANTS
DATE OF ISSUE	06 JUNE 2024



What are the works?

Building safety works

	Replacement of your front doors, and communal doors
	Works to prevent fire spreading between properties
	Asbestos removal
	Lift upgrades
	Evacuation alert system



Improvement works

	Water supply upgrades
	Lighting upgrades
	Improved ventilation in your property
	New painted communal walls
	New flooring to communal areas



Works within your home

- The following works are required within your home: new front door, ventilation upgrades, and water supply upgrades.
- To do this, we need to remove asbestos from the kitchen pantry cupboard. Strict working procedures must be followed to ensure that the Asbestos can be taken out carefully and safely.
- **We anticipate that you will need to leave your home while the asbestos removal is taking place. This could be for up to a week.**
- We will be undertaking surveys to each property to determine the presence of asbestos, and we will keep you up to date as the project progresses.
- We will arrange a one-to-one meeting with you to talk through any needs you may have, and to discuss temporary accommodation requirements.
- **Where temporary accommodation is required, this 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.**
- Where possible, we will try to minimise the number of visits to your home during the project. However further visits outside of this 1-week period may be required for less disruptive works.
- Contractors will contact you to agree set time slots if they need to access your property.

General works in building

- For your safety, some areas of the block may be restricted at certain times. This could include flats, shared entrance areas (lobbies), and stairs.
- There are two lifts, and at least one lift will stay working for residents to use during the project.
- Noisy work will only happen on weekdays between 9am and 4pm.
- Weekend work will be prohibited unless absolutely necessary and advanced notice will be provided.
- We will work with you and the contractor to keep disruption to a minimum.
- Resident Liaison Officers will be on site to help support you during the project.
- Community rooms will be open for use during works in your property.
- Your TV service may stop working for a short time while work is happening. This will be avoided where possible and prior notice will be given in the event of any disruption.

Ventilation works

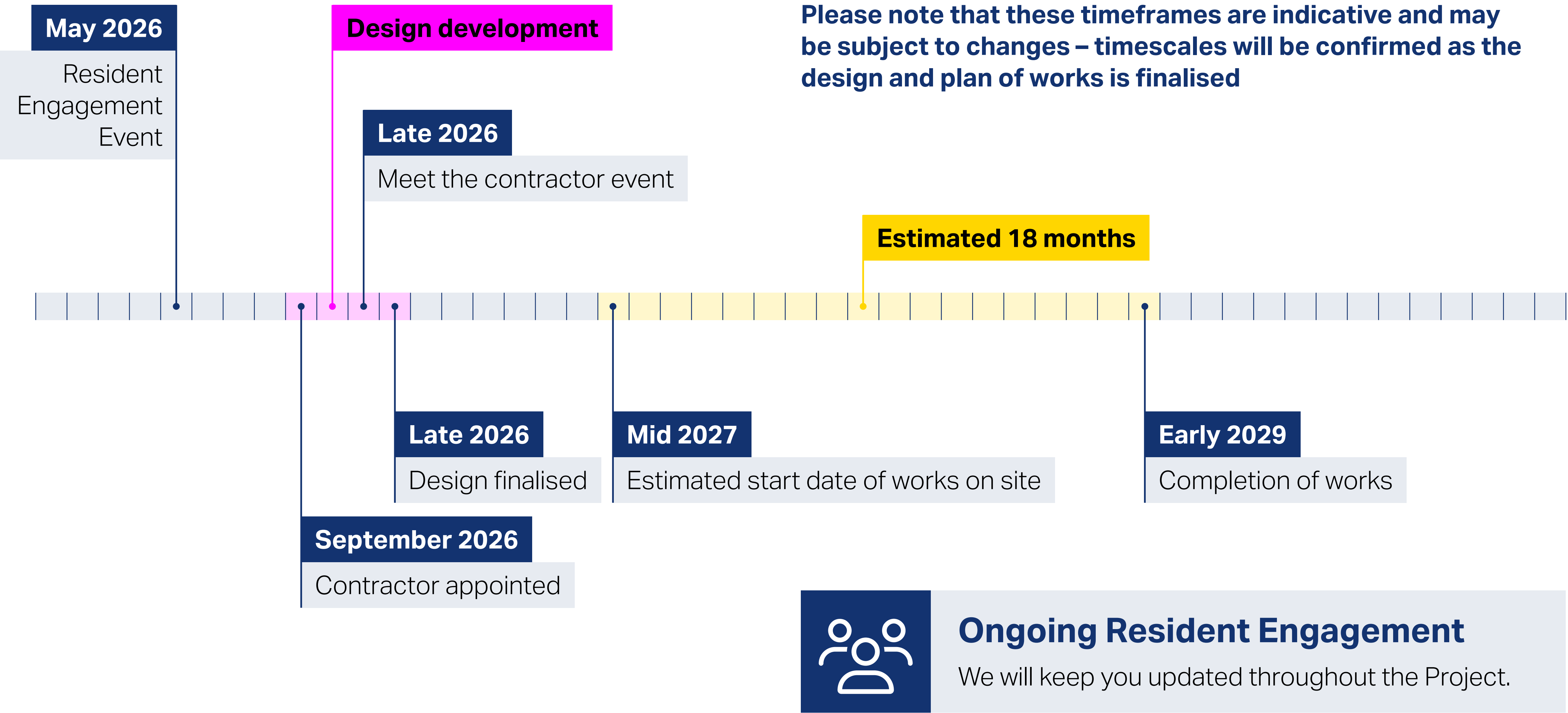
- The ventilation in the kitchen needs to be improved to meet new standards.
- We plan to install a new ventilation system.
- This will likely be an extractor fan within your kitchen window.





** 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 next steps



Resident benefits

	Improved safety to block
	New front doors and communal fire doors
	Improve ventilation to properties.
	Updated communal painted walls
	Updated communal flooring

