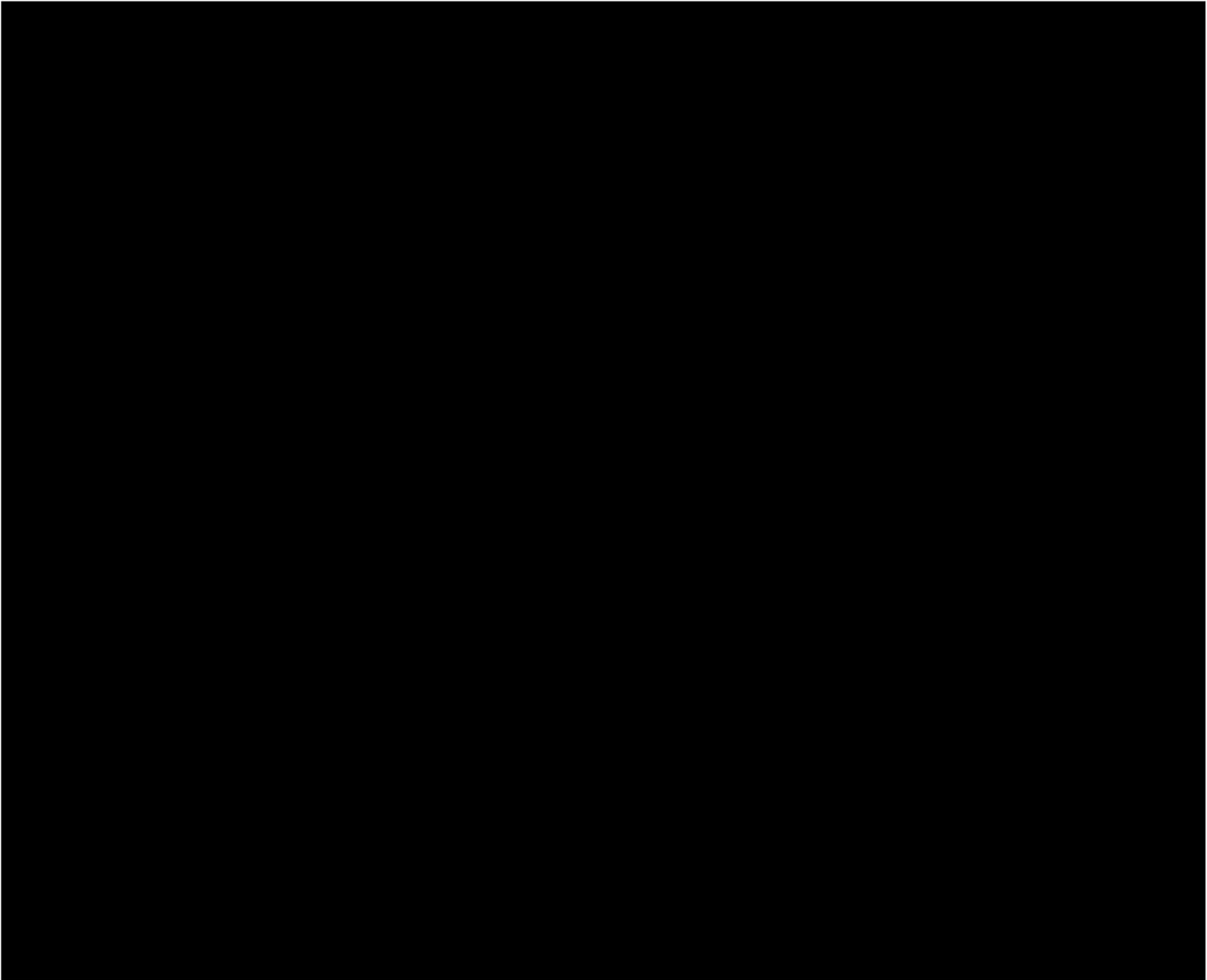

[REDACTED]

[REDACTED]



Fire Action Notice

The evacuation plan for this building requires all residents to proceed to the assembly point when the ~~emergency~~ fire detection and alarm system sounds. If fire breaks out in your home:

1. Leave the room where the fire is straight away, and close the door.
2. Tell everyone in your home and get them to leave.
3. Close the front door of your flat behind you.
4. Raise the alarm by using a -break glass- call point.
5. Call the fire service.
6. Wait outside, and inform the Fire Brigade on their arrival.

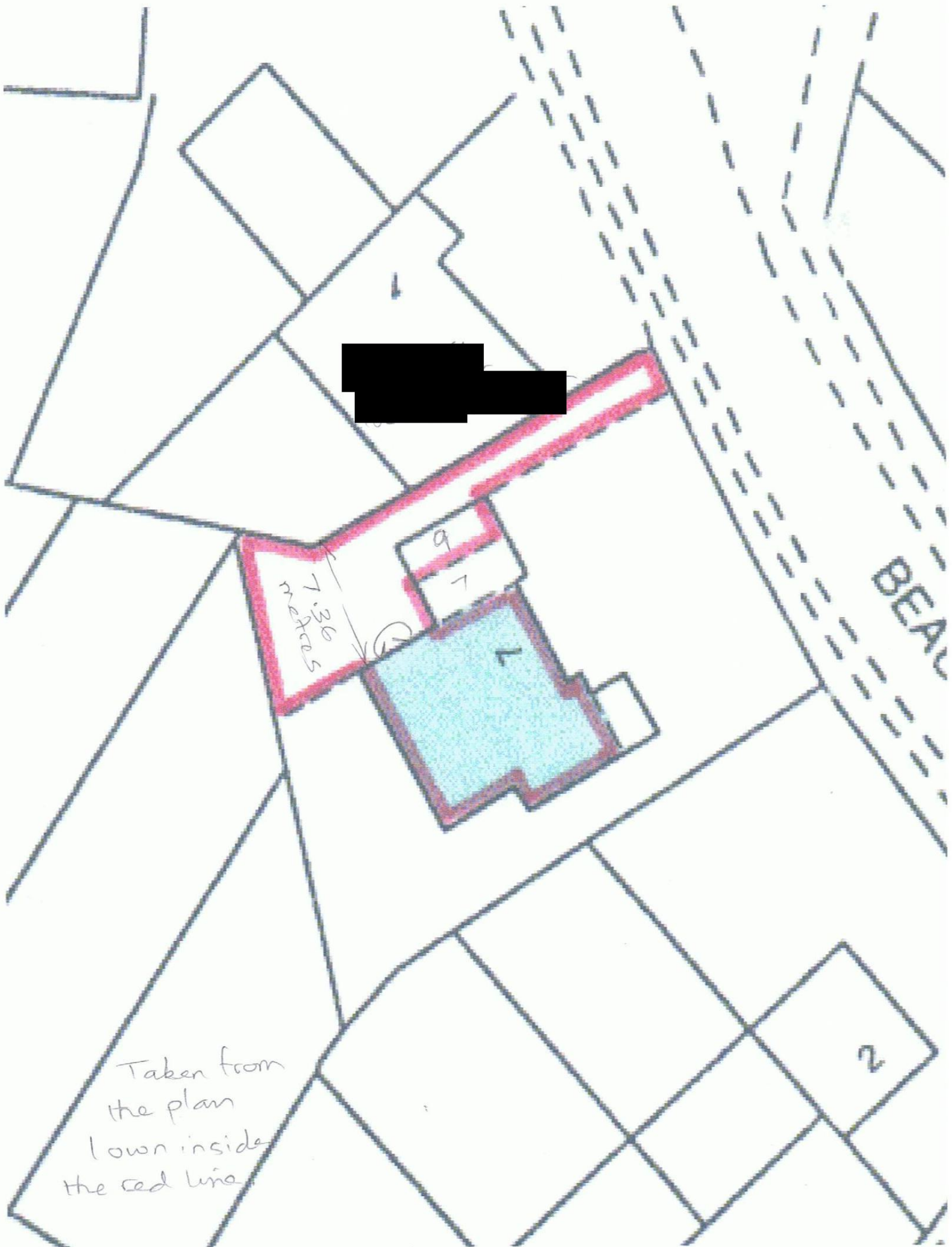
If you see or hear of a fire in another part of the building:

1. You must also leave immediately if smoke or heat affects your home, or if you are told to by the fire service. If it should get out.
2. In the event of fire DO NOT use the lift.

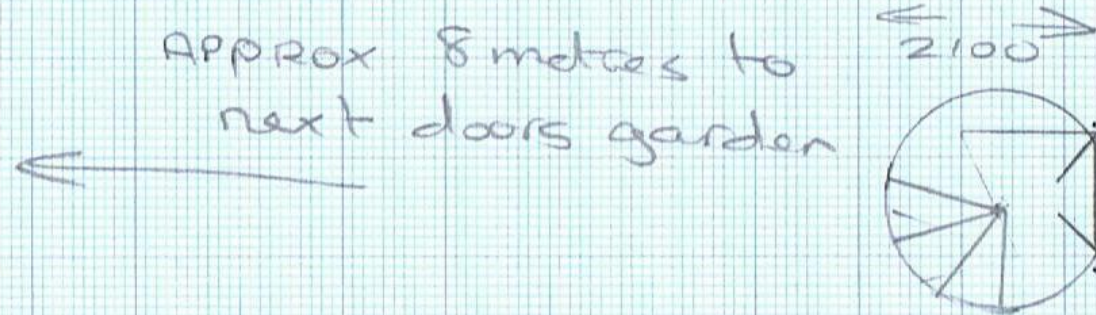
To call the Fire Brigade:

1. Dial 999 or 112.
2. When the operator answers, give your telephone number and ask for FIRE.
3. When the fire service replies, give the address where the fire is.
4. DO NOT end the call until the fire service has repeated the address correctly.

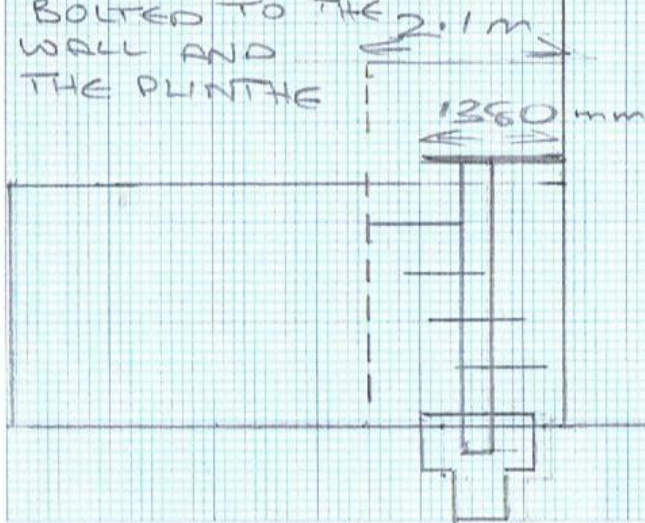
Building address: 7-9 Epsom Road



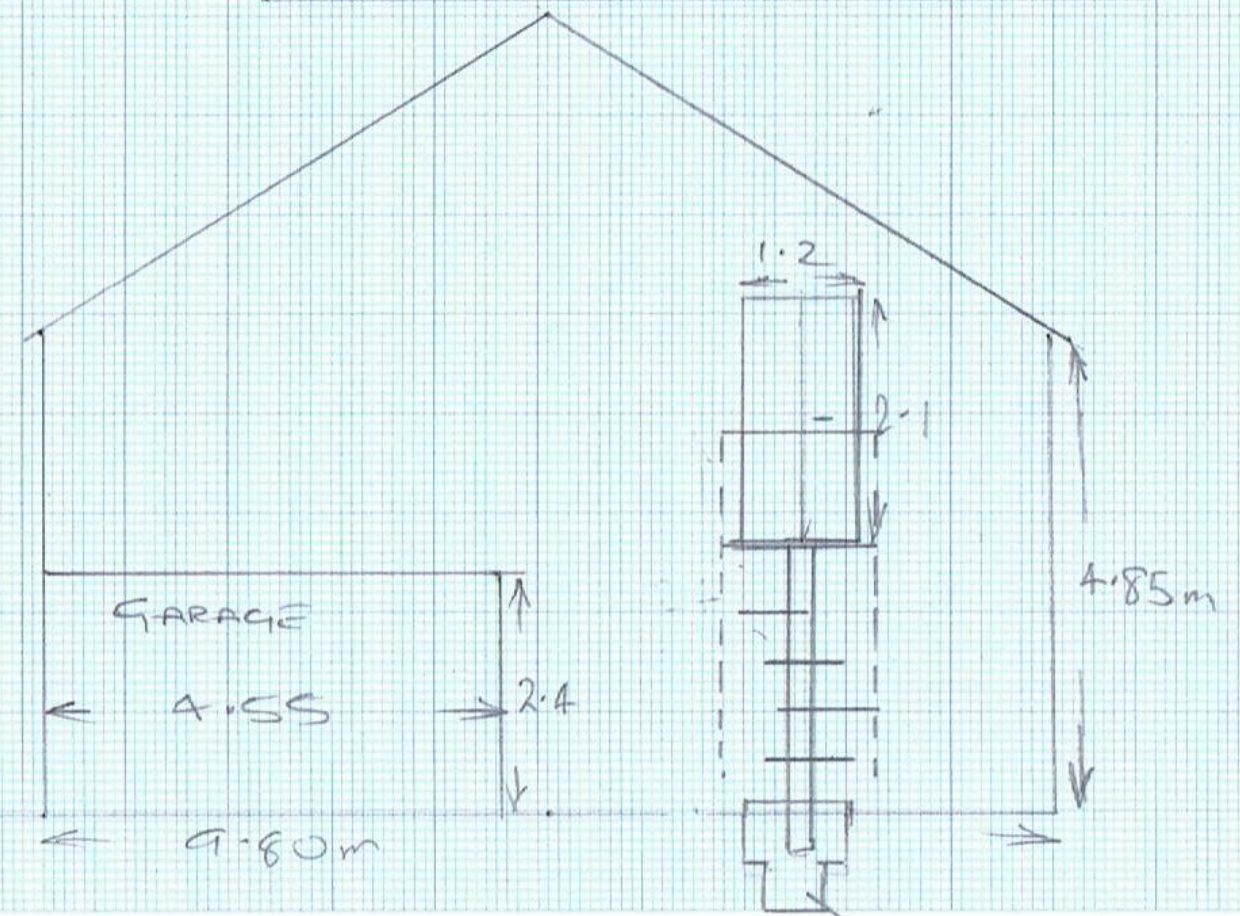
VIEW FROM ABOVE



AUTHENTIC FIRE
ESCAPE SPIRAL
STAIRCASE
BOLTED TO THE
WALL AND
THE PLINTHE



REAR ELEVATION



SIDE ELEVATION

1:100









Direct Line : 01789 260 401
Fax : 01789 260 630
e-mail : erin.weatherstone@stratford-dc.gov.uk
My ref : 17/00336/HHENF
Your ref :
Date : 4th June 2018



Mr G R Lewis
Sent via Email

Robert Weeks
Head of Planning & Housing

Dear Mr Lewis,

Planning Enforcement Investigation Reference: 17/00336/HHENF
Allegation: Without planning permission the erection of an external spiral staircase and the installation of a pair of glazed doors
Address: 9 Beauchamp Road, Alcester, B49 6BD

I write in relation to the above planning enforcement case further to our earlier correspondence as you have an interest in the land.

Please be advised that as planning application 18/00029/FUL was refused on the 27th February 2018 the above planning enforcement case has been reviewed. In line with the Council's revised Local Enforcement Plan (Feb 2018) please note where a retrospective planning has been refused, enforcement cases will not be held in abeyance for an appeal to be lodged and determined. The District Council therefore proposes to take formal enforcement action (in the form of an Enforcement Notice) directed at the breach identified.


You should be aware that the service of an Enforcement Notice will be recorded with the Council's Land Charges section and there may be implications for the future sale of the property, as such Notices are not removed from the Council's registers and are retained as part of the planning history of the site.

Stratford District Council is always prepared to give advice and assistance, so should you require any clarification on any of the above or have any questions please do contact me directly on the number above.

I anticipate that you will receive no further correspondence from us prior to the instigation of enforcement action however should you wish to regularise the breach you should do so forthwith and contact me as soon as you have done so.

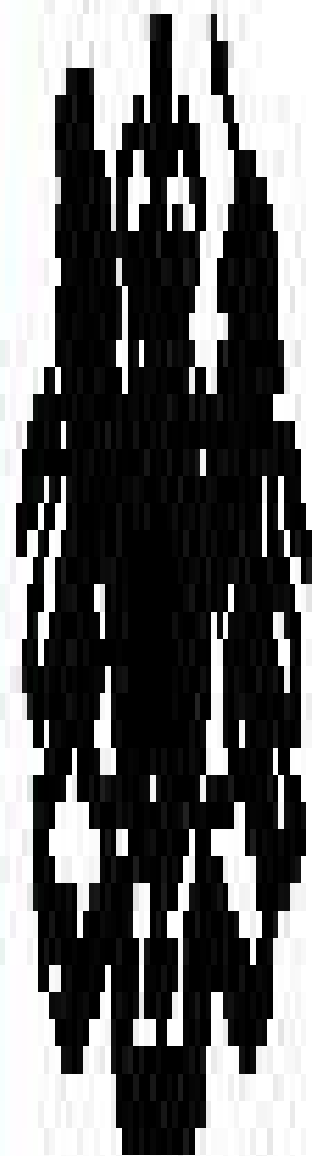
I regret that it has become necessary for the District Council to take formal enforcement action to resolve this matter. However, in view of the absence of progress to resolve the situation, there may be no alternative option.

Yours sincerely


Erin Weatherstone
Senior Planner (Enforcement)

Elizabeth House
Church Street
Stratford-upon-Avon
CV37 6HX

telephone 01789 267575
minicom 01789 260747
website www.stratford.gov.uk
DX700737 STRATFORD-ON-AVON 2



THE FADING INSCRIPTIONS

Y ANOTHER GUILD

I'm not entirely sure where to start, I bought this property thinking having a Housing association as a freeholder would be beneficial...how wrong one can be.

Orbit housing have been so neglectful, they clearly know an individual such as myself is in no position to fight them.

Ignoring all the other issues, some still ongoing after 10 years or so, the issue leading up to this planning application started about 5 years ago. The property consists of two flats, one up, mine and one down, Orbit Housing took over the stock from Heart of England Housing many years ago who took it from South Warwickshire housing who to my knowledge, were gifted it from the council.

██████████ is the tenant of the flat below belonging to Orbit, they also own the freehold and as I am not more than 50% of leaseholders, I am not able to force Orbit to give up the freehold.

Solely for information; I lived in this flat in 2006 and went to work in Asia and later (about 2008) I let it, the flat gained a damp issue, I'm not exactly sure when but during the time ██████████

██████████ We tried and tried to get Orbit to address the issue, despite myself, the tenant and the agent chasing them, nothing was ever done. ██████████

I never got this issue resolved despite dozens of attempts, I offered on many occasions, several options to Orbit, officially in writing, I offered to sell them my flat, I offered to buy theirs, I offered to take on the freehold and carry out all maintenance with no cost to them. I never had an intelligent response. I would only be told that they couldn't sell the freehold as long as they had a tenant.

About five years ago, I reported a leak in the flat roof, water was running like a tap into my downstairs storage cupboard. This cupboard is at the bottom of a blind stairwell, the only access in and out of the flat. This went on for weeks then months then years, they would send someone out, he would slop some sealant on the roof and it continued to leak. It started to smell like a mushroom farm, it still does. After redecorating and painting the walls with damp proof paint, I let the flat to a ██████████ they lasted two years and I lost them to the damp issue. I tried again to get Orbit to sort it out, I had two tradesmen look at the property, both came to similar conclusions, the lack of maintenance and poor quality workmanship (loft insulation stuffed into the air gap in the eaves space and poor quality cavity wall insulation) plus the flat roof was well past its sell by date. I'll attach a report from the builder who is now the tenant.

Orbit did nothing, they made little noises and came up with bizarre ideas that were useless in reality. They agreed that the different coloured rotting fascia boards needed replacing, the guttering (replaced by them a few years beforehand) was running uphill instead of down.

When I got out of the window onto the flat roof in an attempt to see the condition of the roof, it was so soft underfoot, I dare not walk on it. This would have been the only other escape route if the disused room at the front or the flat below were to catch fire. This room at the front belongs to ██████████ the tenant below. ██████████

the tenant in my flat, offered to rent the flat, despite its condition as long as he could have a fire escape. He's a builder, he has been for the best part of 30 years and built my dormer on my house in Redditch. This was music to my ears. He fitted a proper fire escape staircase and a pair of glazed doors. He clearly wasn't going to fit a commercial door to a residential property. I had no idea this required planning, building regs maybe but I never suspected planning. I

Apparently there is an overlook issue, I'm not entirely sure of the rules and regulations surrounding this issue, the rear windows overlook the house behind, the complaining neighbours windows overlook the flat garden.

The plot thickens, after five years of unbelievable and unnecessary problems with Orbit, they have carried out a repair. They have employed one of their 'professionals' who has clad over the existing fascia boards that we all agreed were rotten, then they have gone on to simply put new felt onto the existing rotten roof boards, roof boards that have been running with rain water, not drip drip drip but running like a tap into that flat roof for five years. I eventually got them to switch off the power to the disused room at the front, however, what they don't seem to understand is, the small vestibule at the bottom of the stairs in my property is still live, it has to have lighting as the stairwell is not bright in daylight, let alone at night.

Orbit have simply hidden the problem, I have contacted so many people trying to raise the issue of potential fire, I am struggling to believe that no one is interested. Sadly it seems we need Grenfell Tower disasters to uncover hidden dangers such as these.

I am now going to employ the services of an expert witness, I am 100% sure this property is a fire waiting to happen, the builder has been watching the progress of these builders, their behaviour as builders is shocking. When I made this application, I applied for a staircase and doors to act as a fire escape...these words seem to have been changed, omitting the 'fire escape' part.

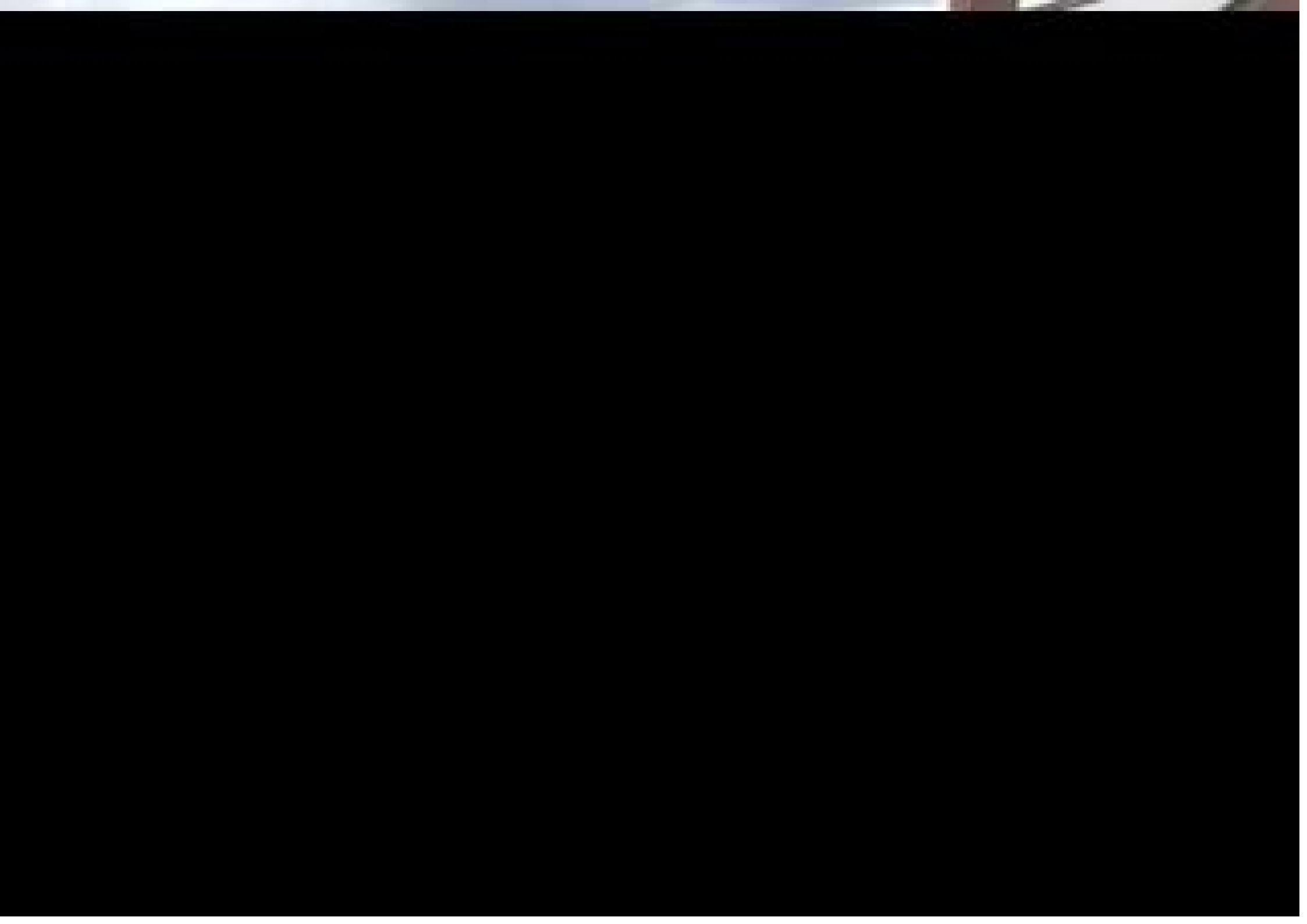
Orbit have assured me that they are communicating with the council and that there is no fire risk. You do not have to be a genius to know, electricity and water don't mix. My sole interest is protecting my tenants, has lived there, he has removed some of the loft insulation causing air circulation and with the addition of the extra door, some of the damp has subsided. He has also fitted a log burner (he is qualified to do so).

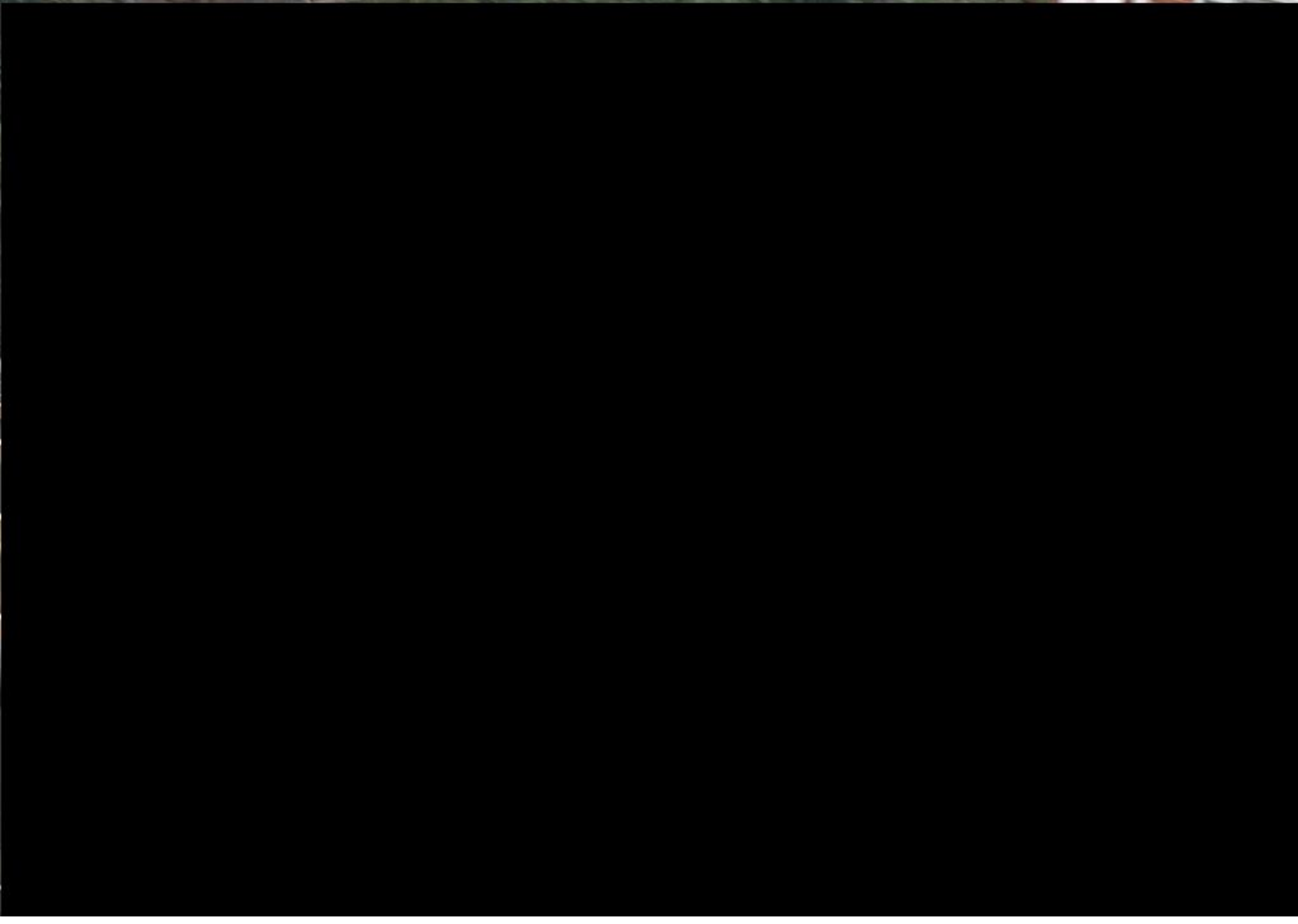
I really don't know where to go next with this, leaving the property empty would be madness and financial suicide, Orbit tell me often enough, I am not to carry out repairs to their property, I am trying to conform. I'm learning at a late stage in life, little people have no power even when safety is at stake. I can say without fear of sustained contradiction, Orbit are totally and utterly incompetent when it comes to genuine property maintenance..

At least I only lie awake at night worrying about where to go next with Orbit and not worrying that my tenants will die when this ramshackle building bursts into flames. Who then will hold the responsibility?











Fire Action Notice

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5. Call the fire service.
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4. **DO NOT** end the call until the fire service has repeated the address correctly.

Building address: 7-9 Commercial Road

The assembly point:

Open Hallway

The evacuation plan for this building requires all residents to proceed to the fire assembly point when the continuous fire detection and alarm system sounds.

