

**Appendix R: Correspondence from Private Providers as at 12pm,
4th July 2017**



Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

020 8314 6800

19th June 2017

Dear Sir/Madam

We are only beginning to understand the full scale of the catastrophe that has occurred at Grenfell Tower these last few days. The loss of life and the specific circumstances have made this a uniquely sad and tragic event. I wanted to write to landlords that have high-rise property in the London Borough of Lewisham in light of this to coordinate our response and ensure that all residents are as safe as they can be in the varied range of housing types that we have here in Lewisham.

We are proud of the strong record we have in this borough of working together with landlords to achieve the best housing outcomes for all residents. It remains imperative at this time to ensure that we are doing the right things and responding swiftly and appropriately to any identified risks. Of course we know that you are fully aware of and committed to your responsibilities for doing everything you can to ensure the safety of your residents. We are grateful for your help in reassuring your residents of your commitment.

In line with this, I ask that you please respond to this letter and provide me with an update, so that I can reassure the Council, about the actions you are taking in response to the circumstances at Grenfell Tower in relation to the property you have within the London Borough of Lewisham. In particular I would appreciate your reassurance that all fire risk assessments are up to date, that you are taking active steps to reassure residents who live in high-rise properties, and to ensure that they are aware of all relevant fire-safety procedures. In addition, if you are taking other active measures at this stage, I'd be grateful if you could set those out.

If you have any questions or clarifications, please could you direct those to Erica Turner, Housing Delivery Officer, in the first instance, using the following details: Erica.Turner@lewisham.gov.uk and 020 8314 9294.

Yours sincerely

Kevin Sheehan
Executive Director for Customer Services



Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

020 8314 6800

30th June 2017

Dear Sir/Madam

I want to thank you for your prompt response following my letter on the 19 June during what I am aware has been a very busy time for all involved. Over the last few weeks we have been working, as a borough, with social and private landlords to ensure the safety of all our residents and your cooperation has been greatly appreciated.

In light of developments over the last few weeks we now need to request additional specific information. This is to assist us in collating information across the borough, to reassure the Council and its partners, and to have a full picture of the current situation in Lewisham.

Please could you provide your response by completing and returning the attached form, which has been partially filled to reflect what we have already received from you, to confirm whether:

- Any material has been used to clad your buildings which needs to be tested as part of the DCLG programme;
- If so, whether you have submitted that material for testing and when you expect to receive a response;
- You have appropriate contingency plans for all scenarios in order to keep your residents safe.

If you have any questions or clarifications, please could you direct those to Natasha Valladares in the first instance, via Natasha.Valladares@lewisham.gov.uk and 020 8314 6277.

Yours sincerely

Kevin Sheehan
Executive Director for Customer Services



Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

020 8314 6800

30th June 2017

Dear Sir/Madam

Following my letter on the 19 June I am writing to request that you respond with the information requested as soon as possible, as we have not yet received a reply. We require your response to be satisfied that your properties have been deemed safe or are in the process of being evaluated.

As before, I ask that you please provide me with an update, so that I can reassure the Council, about the actions you are taking in response to the circumstances at Grenfell Tower in relation to the property you have within the London Borough of Lewisham. In particular I would appreciate your reassurance that all fire risk assessments are up to date, that you are taking active steps to reassure residents who live in high-rise properties, and to ensure that they are aware of all relevant fire-safety procedures. In addition, if you are taking other active measures at this stage, I'd be grateful if you could set those out. To assist with this we have attached a partially-filled form specific to your properties and we ask that you complete and return that form as soon as possible. It covers the information originally requested as well as seeking to confirm whether:

- Any material has been used to clad your buildings which needs to be tested as part of the DCLG programme;
- If so, whether you have submitted that material for testing and when you expect to receive a response;
- You have appropriate contingency plans for all scenarios in order to keep your residents safe.

If you have any questions or clarifications, please could you direct those to Natasha Valladares in the first instance, via Natasha.Valladares@lewisham.gov.uk and 020 8314 6277.

Yours sincerely

Kevin Sheehan
Executive Director for Customer Services

BRAM

BARRATT RESIDENTIAL
ASSET MANAGEMENT

Kevin Sheehan
Executive Director for Customer Service
London Borough of Lewisham
Laurence House
Catford
London SE6 4RU

Date 23 June 2017

Dear Mr Sheehan,

Re: Fire Safety information for Properties managed by Barratt Residential Asset Management in Lewisham.

Thank you for your letter dated 19th June. Barratt Residential Asset Management (BRAM) are responsible for the ongoing management of three developments in the borough of Lewisham. They are:

Renaissance.

This development consists of the Blocks known as Da Vinci Torre (SE13 7FA), Paris Corte (SE13 7FA), Tuscani Corte (SE13 7FA), Venice Corte (SE13 7FA) Sienna Alto SE13 7DJ), Ferrera (SE13 7FA) and Roma Corte (SE13 7PQ.) I can confirm that the fire risk assessments for all buildings were last completed in November 2015 and all items raised were addressed.

Catford Green.

This development consists of the blocks known as Firgrove Court (SE6 4BN), Ferdinand Court (SE6 4BL), Dempsey Court (SE6 4BS), Burgess Court (SE6 4BT), Dunstone Court (SE6 4DZ), Lawrence Court (SE6 4EB), Westmead Court (SE6 4EB), Adenmore Court (SE6 4EE), Abbey Court (SE6 4EE) and Harlie Court (SE6 4ED.) I can confirm that the fire risk assessments for all buildings were completed on the 4th July 2016. All observations were considered and any concerns were addressed.

Cannons Wharf.

This development consists of the blocks known as Norlem Court (SE8 5EN), Mandara Place (SE8 5ET), Copenhagen Court (SE8 5ES & SE8 5ER), Chantrelle Court (SE8 5FA), Oslo Tower (SE8 5EP) and Nyland Court (SE8 5EW & SE8 5EX.) I can confirm that the fire risk assessments for all buildings were completed on the 21st June 2016. All observations were considered and any concerns were addressed.

In terms of re assurance for our customers, please find enclosed 3 communications that have been issued to our customers over the last few days. These cover the procedures in the event of a fire, the maintenance of the fire systems and risk assessments policy and information on the design and construction of the buildings.

If you require any further information do not hesitate to contact me.
MANAGING AND MAINTAINING YOUR SURROUNDINGS

Barratt Residential Asset Management | Wallis House
Great West Road | Brentford | London TW8 0HD
T: 020 8326 7234 | barrattlondon.com/bram

Ombudsman
Services
Good for consumers - Good for business



BARRATT
— LONDON —

Yours Faithfully

Andrew Billson
Managing Director
Barratt Residential Asset Management

MANAGING AND MAINTAINING YOUR SURROUNDINGS

Barratt Residential Asset Management | Wallis House
Great West Road | Brentford | London TW8 0HD
T: 020 8326 7234 | barrattlondon.co.uk/bram

**Ombudsman
Services**
Good for consumers - Good for business



BARRATT
— LONDON —

Fire Safety Q&A

What regulations are in place to control Fire Safety in new apartment blocks and dwelling houses (England & Wales)

In the England and Wales, all new build apartment blocks and dwelling houses have to comply with Building Regulations in force at the time the scheme design is approved. The specific regulations addressing fire safety are called Approved Document B of the Building Regulations. The Approved Document B means that each element of a structure will be subject to various fire ratings as set out in the regulations; these are based on both integrity and insulation.

How does Barratt ensure compliance with the Fire Safety Regulations in the design of multi-storey schemes

To help Barratt to comply, we appoint specialist experts to ensure that all elements of the building fabric are designed and installed to meet the relevant parts of the Building Regulations.

Prior to construction, we make sure that our plans for each apartment block and each individual dwelling are independently checked by either the National House Building Council (NHBC) or Local Authority Building Control as Approved Inspectors.

As part of this comprehensive review, the Approved Inspectors will seek the advice of the Local Fire Officers. Only when all parties are satisfied that the design, specification and proposed installation meets the Building Regulations is the building able to be constructed.

Who checks Barratt's new homes and apartments to ensure they meet the required Fire Safety standards

Our site teams have a comprehensive inspection process which they undertake at various stages of the build process and which is recorded on our central portal

During construction, the independent Approved Inspectors will inspect the building at key stages to ensure that the contractor is following the approved design. Once satisfied, each stage of the build is recorded and signed off as compliant.

Who carries out Fire Stopping works on behalf of Barratt

We only appoint accredited specialist contractors to ensure that compartmentation and integrity are maintained where services run between floors and from apartments into communal areas.

I live in an apartment block, who is responsible for checking that Fire Precautions are in place and remain appropriate in the event of an emergency?

A risk assessment must be undertaken on the fire precautions within any building which has multi-occupancy. The assessment should be carried out on behalf of the Responsible Person (generally the owner, premises manager or managing agent). A copy of the assessment should be available from the responsible person. It should be undertaken at least every 3 years and reviewed annually.

What do Barratt do in terms of ensuring Fire Safety standards are maintained in the buildings they manage?

In buildings we manage, we employ an external Fire Safety specialist to complete a new fire risk assessment every two years which is itself reviewed annually.

These assessments are complemented by:

- Monthly inspections of the premises
- Monthly checks of the alarms (where applicable) and quarterly checks on the fire detection system by an external contractor
- Annual examination of any alarms, fire detection, sprinkler, smoke extract and emergency lighting systems

What should I do in the event of a Fire within my building?

The procedures in the event of a fire should be displayed throughout your building on Fire Action Notices. These should confirm what you should do in the event of an emergency.

In the majority of multi-storey premises, the Fire Service recommend a 'stay-put' policy unless and until they advise evacuation. If residents are concerned at any time then evacuation can take place using the nearest fire exit.

I have heard that Cladding could be the cause of the recent fire in the London tower block and therefore is there any risk with the materials used in the construction of my building?

At Barratt, Health and Safety is our number one priority. We have detailed, technical measures in place to safeguard our buildings in the event of fire, and these measures were in place when your building was constructed. The following process was used during construction of [site name] and all relevant building regulations were met both in design and installation:

- A specialist expert was appointed to confirm all elements of the building fabric were designed and installed to meet the Fire Safety Building Regulations for multi-storey schemes – this includes installing the appropriate firebreaks and fire-stopping for the materials used
- Plans for your apartment block and individual dwelling were independently checked by an Approved Inspector (the National House Building Council (NHBC) or Local Authority Building Control)
- Your building was inspected at multiple stages during the build process by an Approved Inspector to ensure contractors were in compliance with the approved design

It is important to recognise that investigations are ongoing with respect to the fire in London and the tragedy that unfolded at Grenfell Tower. The national independent regulator, the Health and Safety Executive (HSE), is currently investigating and will determine if there is anything further that should be done to ensure Fire Safety in multi-storey schemes. Should the outcome of the review suggest any additional action is required to increase the Health and Safety of multi-storey schemes, we undertake to do this.



BARRATT
DEVELOPMENTS PLC

Barratt Developments: Fire Safety in Design, Construction and Management

In the United Kingdom, all new build apartment blocks and dwelling houses have to comply with Building Regulations in force at the time the scheme design is approved. The specific regulations addressing fire safety are called Approved Document B of the Building Regulations.

The Approved Document B means that each element of a structure will be subject to various fire ratings as set out in the regulations; these are based on both integrity and insulation.

To help us to comply, we appoint specialist experts to ensure that all elements of the building fabric are designed and installed to meet the relevant parts of the Building Regulations. Prior to construction, we make sure that our plans for each apartment block and each individual dwelling are independently checked by either the National House Building Council (NHBC) or Local Authority Building Control as Approved Inspectors.

As part of this comprehensive review, the Approved Inspectors will seek the advice of the Local Fire Officers. Only when all parties are satisfied that the design, specification and proposed installation meets the Building Regulations is the building able to be constructed.

We only appoint accredited specialist contractors to ensure that compartmentation and integrity are maintained where services run between floors and from apartments into communal areas.

During construction, the Approved Inspectors will inspect the building at key stages to ensure that the contractor is following the approved design. Once satisfied, each stage of the build is recorded and signed off as compliant.

Once the building is occupied regular routine maintenance checks are carried out on the installed systems to ensure that they are fully functioning at all times.

In buildings we manage, we employ an external Fire Safety specialist to complete a new fire risk assessment every two years which is itself reviewed annually.

These assessments are complemented by:

- Monthly inspections of the premises
- Monthly checks of the alarms (where applicable) and quarterly checks on the fire detection system by an external contractor
- Annual examination of any alarms, fire detection, sprinkler, smoke extract and emergency lighting systems

Dear Occupier

Following the tragic incident at Grenfell Tower, West London we wanted to make sure that all residents on our developments are aware of the procedure to follow in the event of a fire or, where applicable, the activation of an alarm.

The fire evacuation procedures for your building are detailed on Fire Action notices displayed in communal areas. You should familiarise yourself with the procedure for your building but the following is key advice:

On hearing a designated alarm or on discovering a fire in YOUR OWN PROPERTY, in the BUILDING or in the CAR PARK:

- Leave the area immediately and close any doors
- Contact the Fire Brigade by calling 999
- Give the Fire Brigade the location address
- Contact the concierge (where applicable) and/or customer service on 0208 326 7234 (Out of hours 0843 658 5014)
- Do not enter any building or area where there is a fire and keep well away
- Do not attempt to fight the fire
- Await the arrival of the fire brigade as valuable information may be required by the senior fire officer

If you are in your apartment where there is NOT a fire, the advice from the fire service is to:

- Stay in your apartment
- Wait for any instructions from the senior fire officer
- Should you consider that your life is in danger or any harm, vacate your property and use the nearest fire exit

In the event of Fire – DO NOT USE THE LIFTS.

At the current time, advice from the fire service remains that in the event of a fire occurring in your own apartment that you evacuate your apartment and call the fire brigade. If the fire occurs in another apartment then then the current procedure is for you to 'stay put' unless advised to evacuate by the fire service.

However, if you are affected by smoke or fire or if you are concerned at any time then evacuation can take place using the nearest fire exit.

The building in which you live has been designed with safety in mind. The walls, doors and floors are specially designed to resist fire and stop the spread of smoke. To do this, these doors need to be kept closed when they are not in use. Please do not leave any items on the stairs and in the corridors. Remember, when you share a building with other families your safety and theirs depends on everyone co-operating.

Below you will find further detail on the steps we take to ensure that any tower blocks we build and manage are built to the highest standards of fire protection.

As you will be aware, BRAM carry out regular independent Fire Risk assessments of all the buildings that we manage and the safety of our residents is of the utmost importance to us. If you do have any queries in relation to this procedure, please do not hesitate to get in touch with us.

Yours sincerely,

Development Manager/Property Manager

Barrett London to specific questions, 23 June

What type of cladding has been used in Loampit Vale?

Some of the buildings at the development do incorporate cladding which is of the solid aluminium type. There is no ACM (Aluminium Composite Material) cladding at this development.

- ***If so, is this the same cladding Grenfell Tower? If so, are Barratt to replace this now?***

We understand that the cladding used on Grenfell Tower was of the ACM type so it is not the same type used at Loampit Vale. Accordingly there is no need to replace this cladding.

- ***Have Barratt undertaken a review since the Grenfell Tower fire?***

Barratt has undertaken a review of the development taking into account all of the elevational materials around the development, fire safety measures which include sprinklers in many of the buildings, dry and wet risers and mechanical smoke ventilation systems. We have also reviewed our Fire Risk Assessments to ensure that all appropriate management measures are in place.

Kevin Sheehan
Executive Director of Customer Services
Laurence House
Catford
London
SE6 4RU

20 June 2017

Dear Kevin,

Re: Berkeley Homes (Central London) Ltd – Marine Wharf.

Thank you for your letter dated 19 June regarding measures in place and actions taken at Marine Wharf in response to the circumstances at Grenfell Tower.

Safety is of the utmost importance to Berkeley and I can confirm that annual fire risk assessments take place in all of our buildings and that these are up-to-date at this time as detailed below;

- | | |
|---------------------------|-------------------|
| 1. Sirius House | 16 September 2016 |
| 2. Cadmus Court | 16 September 2016 |
| 3. Navigation House | 16 September 2016 |
| 4. Baroque Gardens | 7 February 2017 |
| 5. Royal Victoria Gardens | 7 February 2017 |
| 6. Cleveley Court | 5 May 2017 |

In addition to this we have appointed International Fire Consultants Ltd (IFC) to carry out periodic fire construction inspections during the construction process for all of our buildings to ensure that the building complies with the fire strategy and building regulations. This is in addition to the requirements of Building Control and the warranty provider.

All of our properties at Marine Wharf are managed on our behalf by Mainstay Group who appoint Surety Limited to carry out fire risk assessments. Berkeley Homes carries out periodic audits of Mainstay Group to ensure that they are fulfilling our statutory obligations as landlord and this includes a specific section on fire safety. Further to this we have appointed the British Safety Council to carry out an annual Five Star Health and Safety Audit to determine the effectiveness of the implementation of Mainstay's health and safety arrangements.

Prior to occupation all of our new customers receive fire safety advice in our 'Living Guide' with further advice provided by Mainstay within their 'Welcome Pack' for new residents. A fire safety letter is sent to all residents on an annual basis which

Berkeley Homes (East Thames) Limited
Berkeley House, 5 Station Way, London, SE18 6NJ
Telephone: 0208 312 7800
www.berkeleyhomes.co.uk
Registered No. 04480928

reiterates this fire safety advice and includes fire evacuation procedures in accordance with the fire strategy for the building.

The annual fire safety letter has been sent to residents once again following the Grenfell Tower fire and our on-site concierge service are available 24 hours a day to discuss any fire safety concerns that our residents might have and to reassure them where necessary.

I trust the above is a comprehensive response but please do let me know if you require anything further.

Yours sincerely,



Mike McIvor
Director of Customer Services

Landlord	Building	Date of Latest Fire Risk Assessment	Have you informed residents of fire safety measures?	Has the integrity of your building's compartmentalisation been confirmed?	What type of cladding does this building have?	Does it need to be tested?	Test Date if yes	Results if known	Contingency Plan
Berkeley Homes	Marine Wharf West	Sirius House 16.09.16, Cadmus Court 16.09.16, Navigation House 16.09.17, Baroque Gardens 07.02.17, Royal Victoria Gardens 07.02.17, Cleveley Court 05.05.17	Yes	The compartmentalisation has been confirmed by LB Lewisham Building Control and checked for integrity via our third part fire consultants IFC ltd.	Coreten brick work and solid hard wood.	No	N/A	N/A	N/A

21st June 2017

Dear Jake,

As the Managing Agent you will be aware that we are not the Freeholder for Aragon Tower and therefore we are unable to comment on the day to day management of this tower or any alterations / modifications the building may have had since we sold the development.

Berkeley Homes sold Aragon Tower in 2009 to 'Fairhold Artemis Limited' who we believe are still the Freeholders, the correspondence address we have on file is: Molteno House, 302 Regents Park Road, London N3 2JX.

At the time of refurbishment the building make up was as follows:

- 29 storeys overall and consists of 24 storey concrete frame refurbishment with a five storey structural steel addition
- The tower has an aluminium rain screen cladding at lower 24 storeys and curtain wall cladding system constructed of aluminium and glass at the upper levels.
- A wet riser has been installed within the tower
- Each cladded floor has a firebreak of 1 hour
- Each apartment is compartmentalised to provide 60 minutes fire resistance
- Each communal corridor is fitted with Automatic Opening Vents (AOV's) which operate via the fire detection system
- The means of escape from the apartments into the common corridors is separated by a 2 hour fire resistance construction and 60 minute fire resistant doors.

The tower received building control sign off and section 20 certification sign off in conjunction with the London fire Brigade and was therefore a compliant design at the time of construction. As we have not been the landlord of Aragon Tower for several years, we are unable to confirm whether the information surrounding the current configuration of Aragon Tower is correct. We would therefore suggest you seek clarification from the Freeholder and or a third party expert.

I should also make you aware that numerous residents have made contact with our Customer Care department requesting information on the fire safety of Aragon Tower, we will direct any queries to KFH. Perhaps it would be prudent for you to issue a note to all residents to re-assure them of the management measures you have in place.

Likewise we have received a letter from Lewisham Council (Copy attached) and would be grateful if you or the Freeholder could make contact accordingly.

Yours sincerely



Kelly Bream
Operations Director

Berkeley Homes (South East London) Ltd, India House, 45 Curlew Street, London, SE1 2ND

Telephone: 0207 601 7300

www.berkeleyhomes.co.uk

Registered No. 3710536

100

100

100

21st June 2017

Dear Mr Sheehan,

Following on from your letter dated 19th June I can respond as follows.

Berkeley Homes (South East London) Ltd. are the Freeholder for City Walk, Forest Hill SE23 2AR, however the development has in place an RMC (Residential Management Company) for the day to day management. The Managing agents are Rendall and Rittner, the correspondence address we have is: Portsoken House, 155-157 Minories, London, EC3N 1LJ.

We have written to Rendall & Rittner and asked for confirmation that all Fire Safety assessment and maintenance is up to date. We have also requested that the RMC Directors or the Agents make contact with the residents to re-assure them of the measures in place.

We have also previously carried out a refurbishment of a former local authority Tower under the name 'Aragon Tower', which is located on George Beard Road, London, SE8 3AH. Berkeley Homes subsequently sold Aragon Tower in 2009 to 'Fairhold Artemis Limited' whom we believe are still the Freeholders, the correspondence address we have on file is: Molteno House, 302 Regents Park Road, London N3 2JX. As we are not the freeholder we are unable to comment on the day to day management of this tower or any alterations / modifications the building may have had since we sold the development.

At the time of construction both City Walk and Aragon Tower received building control sign off and section 20 certification sign off in conjunction with the London fire Brigade and were therefore a compliant design at the time of construction.

We have separately written to KFH the Managing Agents of Aragon Tower and we also provided them information pertaining to the construction of the tower at the point of redevelopment. We also requested that KFH or the Freeholders provide a response to yourselves and the residents alike for re-assurance. A copy of your letter has been sent to them.

Yours Sincerely



Kelly Bream
Operations Director

Berkeley Homes (South East London) Ltd, India House, 45 Curlew Street, London, SE1 2ND

Telephone: 0207 601 7300

www.berkeleyhomes.co.uk

Registered No. 3710536



Landlord	Building	Date of Latest Fire Risk Assessment	Have you informed residents of fire safety measures?	Has the integrity of your building's compartmentalisation been confirmed?	What type of cladding does this building have?	Does it need to be tested?	Test Date if yes Results if known	Contingency Plan
Catford Holding Limited	Eros House	19th June 2017	Yes - a new Escape Evacuation plan has been provided within the recent Fire Risk Assessment. We are today circulating an up to date copy to all residents and are updating the current EEP's which are located at strategic points throughout the building	It has been assumed by the fire risk assessor in their report that the partitioning between floors is concrete which would prevent the spread of fire. However, subject to the landlord's approval, we will be instructing our surveyor to undertake a more detailed survey to further check the fire stopping for any breaches in fire resisting walls, floors and ceiling in order to maintain effective fire resistance between floors and compartments.	The general construction of the building is reinforced concrete with structural steel frame and glazed façade. There is no ACM cladding, however, subject to the landlord's approval, we will be instructing our surveyor to inspect the cladding and complete the DCLG Risk Assessment	Test pending	Test pending	Recommendations made within the recent Fire Risk Assessment are in the process of being progressed
						Test pending	Not applicable	

Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

020 8314 6800

3rd July 2017

Dear Kevin Sheehan

Fire Safety Information for Chapter Lewisham, Thurston Rd, London, SE13 7SD

Please allow me to introduce myself as the Health and Safety Manager at Greystar Europe Holdings Limited.

Following your letter received on 30th June 2017, please find attached the additional information requested for Chapter Lewisham.

1. The fire risk assessment was complete on September 2017 by a Health and Safety consultancy called William Martin Property Consultants.
2. The property manager's name at Chapter Lewisham is Eva Kiivit.
3. The contact number for Chapter Lewisham is 020 7293 0000.
4. The property was built in 2016 and no refurbishment work has been complete since the building reached practical completion. Following the Grenfell Tower fire, Greystar Europe Holdings Limited will be instructing a fire consultant to review all compartmentation and fire stopping in its buildings. If the report identifies any breaches, these will be fixed immediately.

For your reference, I have attached a page from Sherwood Court's O&M Manual which gives information on the brick cladding specification.

If you have any other questions, please do not hesitate to contact me.

Yours Sincerely,



Laura Bryant
Health and Safety Manager
Lbryant@Greystar.com
Direct line: 020 3595 3333
Mobile number: 0749 622 6246

cc. Mark Allnut, MD Construction & Development
cc. Bella Peacock, MD Portfolio Management
cc. Jeff Manno, MD Greystar Europe Holdings Limited
cc. Neil Burton, MD Real Estate Services



Property Management Matters Limited

Kevin Sheehan
Executive Director for Customer Services
Laurence House
Catford
London SE6 4RU

Sterling House
Langston Road
Loughton
Essex
IG10 3TS

t: 020 8418 1000
f: 020 8418 3600
w: galliardhomes.com

28th June 2017

Dear Mr Sheehan,

RE: Fire Safety

Further to your letter of the 19th June 2017 I would like to inform you that we are undertaking a comprehensive review of all cladding that has been used on our developments in accordance with recommendations received from the 'Department for Communities and Local Government' ('DCLG') As managing agents PMM are also undertaking a an assessment of all policies, procedures and systems across the portfolio including a review of all Health & Safety and Fire Risk Assessments where it is deemed necessary.

Regular checks of the common areas are being conducted, which includes the inspection of Fire Doors, Riser Cupboards and any additional fire engineering systems that are in place for the safety of those that live in there.

I can confirm that we have notified all residents of the above points and reminded them of the current Fire strategy in place relevant to their scheme. As we manage new builds the policy remains one of a 'stay put and defend' Consistent with the FRA and current building regulations. Each building is formed as each flat being a separated fire compartment with the intent that a fire should be contained within each apartment.

We have notified residents that we are following the authorities' investigation closely and should those recommendations and policies change then we will of course advise them immediately of the new strategy.

I trust the above provides assurances that we are taking every action possible to ensure the safety of residents at our developments.

Sincerely,

Julian Harper-Brown MIRPM
Senior Property Manager.

Landlord	Building	Date of Latest Fire Risk Assessment	Have you informed residents of fire safety measures?	Has the integrity of your building's compartmentalisation been confirmed?	What type of cladding does this building have?	Does it need to be tested?	Test Date if yes	Results if known	Contingency Plan	Contact Number	Contact Email
Muse	Lewisham Gateway (Block 1 - A2 River Mill Two)	20/06/2017	Yes	<p>This is a new building - Completed June 2016</p> <p>All dwellings have sprinklers</p> <p>All Residential common escape corridors/stairs have fire detection systems linked to mechanical smoke control vents</p> <p>120 mins fire resistance is provided between floors & around all escape stairs</p> <p>60 mins fire resistance is provided between all dwellings & between all dwellings & escape corridors</p> <p>The facing of all cladding systems are classified 'non-combustible' in accordance with National Classification or A1 to European Classification</p> <p>External wall insulation is rated as Class 0 'limited combustibility' or better, with requisite fire stops & fire testing to meet Building Regulations, Premier Guarantee/NHBC requirements</p> <p>The fire safety strategy for all buildings complies with the functional requirements of the Building Regulations and has been approved by the Building Control Body</p>	Brick rainscreen cladding onto metal SFS walls and windows. Insulation is Kingspan K15 Kooltherm insulation BS 8414 tested against BR 135 criteria	No	N/A		This is a new building	07970 454032	doug.linby@musedevelopments.com
Muse	Lewisham Gateway (Block 2 - A1 River Mill One)	20/06/2017	Yes	<p>This is a new building - Completed Dec 2016</p> <p>All dwellings have sprinklers</p> <p>All Residential common escape corridors/stairs have fire detection systems linked to mechanical smoke control vents</p> <p>120 mins fire resistance is provided between floors & around all escape stairs</p> <p>60 mins fire resistance is provided between all dwellings & between all dwellings & escape corridors</p> <p>The facing of all cladding systems are classified 'non-combustible' in accordance with National Classification or A1 to European Classification</p> <p>External wall insulation is rated as Class 0 'limited combustibility' or better, with requisite fire stops & fire testing to meet Building Regulations, Premier Guarantee/NHBC requirements</p> <p>The fire safety strategy for all buildings complies with the functional requirements of the Building Regulations and has been approved by the Building Control Body</p>	GRC unfitted rainscreen cladding onto metal SFS walls and windows. Insulation is Kingspan K15 Kooltherm insulation BS 8414 tested against BR 135 criteria	No	N/A		This is a new building	07970 454032	doug.linby@musedevelopments.com
Muse	Lewisham Gateway (Block 3 - B1 Buck Kiln Two)	This building has yet to be completed (due end Sept 2017. A Fire Risk Assessment will be undertaken at completion.	Building uncompleted and not yet occupied	Designed as Block 2 above	Brick rainscreen cladding onto metal SFS walls and windows. Insulation is Kingspan K15 Kooltherm insulation BS 8414 tested against BR 135 criteria	No	N/A		Building uncompleted and not yet occupied	07970 454032	doug.linby@musedevelopments.com

Landlord	Building	Date of Latest Fire Risk Assessment	Have you informed residents of fire safety measures?	Has the integrity of your building's compartmentalisation been confirmed?	What type of cladding does this building have?	Does it need to be tested?	Test Date if yes	Results if known	Contingency Plan
EVis (Jersey) Limited	Batavia Road, SE14 6AX	24th November 2016	yes	Yes	None (Brick faced)	N/A	N/A	N/A	Confirmed

