

Freedom of Information request reference number: FOIA5997.1, FOIA6003.1 and FOIA6006.1

Date of response: 15 September 2021

Request(s):

FOIA5997.1

- All correspondence between Haus Management and LFB, from 1st January 2021 until today, 25th August 2021. Gavin Betty is our main contact at Haus, though there may be correspondence from others.

- All cladding fire safety assessments relating to John Wetherby Court East, John Wetherby Court and John Wetherby Court West

FOIA6003.1

All information, assessment and correspondence relating to John Wetherby Court, 16 High Street, E15 about the latest health and safety on our cladding report and about the night watch in place

FOIA6006.1

A copy of any and all correspondence between LFB and Haus block management with regards to the building known as John Wetherby Court. I understand a waking watch has been imposed as of Tuesday 24th August by LFB, Haus are saying as a result of a resident getting in touch with LFB twice.

Response:

Fire Safety Audit Reports

Our Fire Safety Audit team have confirmed that there are three fire safety records for John Wetherby Court:

- John Wetherby Court, 18 High Street, E3*
- John Wetherby Court East, 22 High Street, E15*
- John Wetherby Court West, 16 High Street, E15*

The three tables below show the record of the LFB fire safety audits undertaken at these premises:

File No: 17/215593 (UPRN:10034512055) JOHN WETHERBY COURT 18 HIGH STREET STRATFORD LONDON E3 3AH

Occupier	Address	
Default Property	JOHN WETHERBY COURT, 18 HIGH STREET, STRATFORD, LONDON, E3 3AH	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2130757	Fire Safety Audit	Completed	1884	90.00	19/08/2021
2129827	Fire Safety Audit	Cancelled	1884	20.00	06/08/2021
1922656	Fire Safety Audit	Completed	1864	90.00	02/09/2019
1630996	Fire Safety Audit	Completed	1874	90.00	28/07/2016
1 (4 records found)					

File No: 17/215594 (UPRN:10034512080) JOHN WETHERBY COURT EAST 22 HIGH STREET STRATFORD LONDON E15 2PG

Occupier	Address	
Default Property	JOHN WETHERBY COURT EAST, 22 HIGH STREET, STRATFORD, LONDON, E15 2PG	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2134779	Informal Notification of Deficiencies	Completed	1884	40.00	02/09/2021
2130758	Fire Safety Audit	Completed	1884	150.80	02/09/2021
1922660	Fire Safety Audit	Completed	1864	90.00	10/07/2019
1631004	Fire Safety Audit	Completed	1874	90.00	28/07/2016
1 (4 records found)					

File No: 17/186268 (UPRN:10034512031) JOHN WETHERBY COURT WEST 16 HIGH STREET STRATFORD LONDON E15 2PP

Occupier	Address	
Default Property	JOHN WETHERBY COURT WEST, 16 HIGH STREET, STRATFORD, LONDON, E15 2PP	View Jobs
1 (1 record found)		

Job No.	Type	Status	Post	Last Step	Date Completed
2134361	Informal Notification of Deficiencies	Completed	1884	40.00	31/08/2021
2123091	Fire Safety Audit	Completed	1884	150.80	31/08/2021
1922651	Fire Safety Audit	Completed	1864	90.00	02/09/2019
1630992	Fire Safety Audit	Completed	1874	90.00	29/07/2016
1331253	Fire Safety Audit	Completed	X011	170.00	20/07/2013
1036555	Fire Safety Audit	Completed	1646	170.00	12/10/2010
1 (6 records found)					

The result of the most recent audit, undertaken at John Wetherby Court, 18 High Street, E3 in 2021, confirmed no significant failure to comply with the Regulatory Reform (Fire Safety) Order 2005 (RRO) were found and as a result the premises was deemed broadly compliant. This means that no enforcement action (informal or formal) was required as a result and no notices were issued.

The result of the most recent audits, undertaken at John Wetherby Court East and John Wetherby Court West in 2021, that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises and these matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order). As a result, an informal notification of (fire safety) deficiencies (NOD) was issued for these premises.

When issuing a NOD the expectation is that the issues are minor enough that they can be rectified without needing any formal intervention from the LFB (which is different to an [Enforcement Notice](#)). As such, it would be for the Responsible Person(s) of the premises to be satisfied the deficiencies noted are addressed appropriately and within the recommend time frame. The LFB will then check these issues when the property is visited at the next routine inspection (according to the level of risk).

I have attached a copy of the NOD letters issued for John Wetherby Court East and John Wetherby Court West as PDF documents:

FS01_08 2134779_Redacted (Page 11 to 15 of 15)

FS01_08 2134361_Redacted (Page 5 to 10 of 15)

Please note, personal data has been removed from the attached documents under section 40 of the FOIA – Personal Information.

In response to Freedom of Information requests, the Brigade aims to provide as much information as possible about the outcome of fire safety audits/inspections of buildings and any 'enforcement' action we might take.

Aside from this, most documents (including correspondence comprising emails, letters), detailed audit reports/inspection notes, other documents (such as reports or documents provided to us by the 'responsible person' for the building) and other fire safety information held by the Brigade will usually be exempt from access via the FOIA provisions. We consider these to be exempt from disclosure under Section 31 of the FOIA ("law enforcement" – Section 31(1)(g) combined with 31(2)(a) and 31(2)(c)). I am using this exemption not to disclose the audit/inspection report from July 2020. Section 31 is a prejudice-based exemption and is subject to the public interest test. This means that not only does the information have to prejudice one of the purposes listed, but, before the information can be withheld, the public interest in preventing that prejudice must outweigh the public interest in disclosure.

The Brigade enforces various safety laws, chiefly around fire safety, including the Regulatory Reform (Fire Safety) Order 2005; often called the "RRO" - see [this page](#) on our website. The RRO is applicable in commercial premises and common parts in residential buildings (e.g. blocks of flats) but does not extend to individual private homes (flats).

We clearly understand that there is public interest in knowing about the fire safety of the buildings in which people live, work or visit. Fire safety is the responsibility of the 'responsible person' for the building concerned as explained on our website [here](#). We are of the view that the correct balance between the public interest in building safety and our ongoing regulatory role lies in making information about (formal or informal) enforcement action available to those that request it.

The Brigade's role is as an enforcing authority to make sure that the 'responsible person' has done what is necessary as required by fire safety law. The Brigade needs to maintain a balance between the public interest in safety and the Brigade's ability to work with the 'responsible person' in an honest, frank and meaningful way. It is important for us as an enforcing authority, that we work with the 'responsible person' for the building with any audit/inspections that the Brigade may undertake, if the 'responsible person' is willing to cooperate with the audit/inspection on a voluntary basis and our inspecting officers are able to take full contemporaneous notes and enter in discussions (either verbally, or by correspondence) with those involved to enable them to explore all aspects of the case and then arrive at a decision as to any appropriate action to take (if necessary). We believe that the public interest in preventing that prejudice outweighs the public interest in releasing the information.

When the Brigade identifies any safety concerns, we make this information available within an informal notification of fire safety deficiencies (NOD), and through the public register of any formal enforcement action on our website [here](#). Where there is no fire safety concern that merits either formal or informal action, then this information should be protected from publication to preserve the safe space for good regulation principles. That is because any information we hold could be used at a later date as part of formal enforcement action or prosecution where this material can help demonstrate the behaviour, actions or omissions of the 'responsible person'.

The Brigade is aware of the Information Commissioner's decision notice (IC-90850-D4P0) to Tower Hamlets Council about the release of fire safety information. At this time, we are still of the view that FOIA is the most appropriate framework for the work of the Brigade but we are considering the implications of the ICO's recent decision and the impact it may have on the Brigade's response to future requests.

Correspondence with Haus Block Management Limited

I have attached the NoD letters issued to Haus Block Management Limited for John Wetherby Court.

There is no further email correspondence held on the Fire Safety records for these buildings.

Cladding Assessments

The LFB do not undertake assessments of cladding and rendered systems on buildings. As the enforcing authority under the Regulatory Reform (Fire Safety) Order, 2005, (RRO) the LFB's role is to make sure that the 'responsible person' for the building has done what is necessary in their Fire Risk Assessment as required by fire safety law.

Whilst on some occasions the RP may provide fire risk assessment documents to the Inspecting Officer (IO) we are under no obligation to retain them.

There are no Fire Risk Assessment documents held on the Fire Safety records for John Wetherby Court.

Waking Watch information

The LFB is not responsible for recommending or instructing landlords to introduce waking watches. This was a recommendation from The Ministry of Housing, Communities and Local Government's (formerly the Department for Communities and Local Government) in June 2017 to implement interim mitigating measures to ensure the safety of residents, pending replacement of the cladding.

Each building with a waking watch has a bespoke implementation of the measures suggested by the NFCC (National Fire Chiefs Council) guidance, depending on its individual design and existing provisions (for example, waking watches are not just used for ACM cladding, they can be implemented because of other fire safety reasons such as compartmentation issues, etc).

The LFB's role is as an enforcing authority to make sure that the 'responsible person' for the building has done what is necessary, as required by fire safety law/recommendations outlined above.

I am sorry that it has not been possible to provide all the information you have requested but I trust you understand our current position.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website.

The Company Secretary
Haus Block Management
266 Kingsland Road
London
E8 4DG

The London Fire Commissioner is the
fire and rescue authority for London

Date 31 August 2021
Our Ref 17/186268/EB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: John Wetherby Court West, 16 High Street, Stratford, London E15 2PP

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **26 October 2021**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

[Redacted signature]

for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer [Redacted]

Direct T 020 8555 1200 ext [Redacted]

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc [Redacted]

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

ENVIRONMENT AND SAFETY INFORMATION ACT 1988 SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005, (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE**PREMISES: John Wetherby Court West, 16 High Street, Stratford, London E15 2PP****FILE NUMBER: 17/186268**This schedule should be read in conjunction with the Commissioner's letter dated **31 August 2021**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that management of riser cupboard doors on the 4th floor had not been monitored or reviewed as these doors were found unlocked which could lead to misuse of the service riser cupboard.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that: 1)The locking mechanism installed to the 4th floor service riser cupboard was broken. 2)The staircase fire door on the 3rd floor failed to correctly close into its frame.	Arrange initial and ongoing maintenance ensuring fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by: 1)Ensuring that all service riser cupboards can be locked at all times. 2)Repairing or replacing the self closers on the staircase fire doors.
Article 9	At the time of the audit no evidence was demonstrated or provided that the significant findings of your fire risk assessment had been recorded.	Record the significant findings of the fire risk assessment. In particular the recorded information should include details of: 1)Evidence to show that the cladding and rendered system have been fully identified and considered, with a view to consider remedial actions which may include the installation of a waking watch or automatic fire alarm system. 2)Riser cupboard doors leading to service risers on the 4th floor which are not closing due to a broken locking mechanism. There is also a leak within the water service riser to this floor which will need rectifying.

<p>Article 9 continued</p>		<p>3)The locking mechanism installed to the 4th floor service riser cupboard which was broken with the door unlocked and open which could lead to misuse of the service riser cupboard.</p> <p>4)The staircase fire door on the 3rd floor which failed to correctly close into its frame, to rectify this the self closing device will need adjusting.</p>
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*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.

The Company Secretary
Haus Block Management Limited
266 Kingsland Road
London
E8 4DG

The London Fire Commissioner is the
fire and rescue authority for London

Date 2 September 2021
Our Ref 17/215594/EB

Dear Sir/Madam

REGULATORY REFORM (FIRE SAFETY) ORDER 2005: NOTIFICATION OF FIRE SAFETY DEFICIENCIES

Premises: John Wetherby Court East, 22 High Street, Stratford, London E15 2PG

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner's Inspectors have recently carried out an inspection of the above-mentioned premises. During the inspection, it was noted that some fire safety matters require attention to reduce the risk of fire and/or reasonably ensure the safety of people using the premises. These matters need to be addressed in order to comply with Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order).

The matters that need to be addressed, together with the Commissioner's recommendations about the actions you should take are explained in the attached schedule. We recommend that action should be taken by **14 October 2021**.

If you are in any doubt about what you need to do to comply with the Fire Safety Order; or if there is anything in the schedule that you do not understand or need further explanation of then please contact the Inspector named at the end of this letter. If you are dissatisfied in any way with the response given please ask to speak to the Team Leader quoting the above reference.

You may also wish to know that fire safety guidance for businesses can be found on the Commissioner's web-site at www.london-fire.gov.uk under the heading 'Fire safety at work'. Additionally, guidance on general fire precautions and how to comply with the Fire Safety Order can be found at www.Gov.uk under the heading 'Fire safety law and guidance documents for business'.

When undertaking fire safety works at your premises you may need to seek approval for what you are going to do. Examples of this would include:

- any building works for which you are obliged to notify or seek the approval of Building Control;
- if your premises have a listed heritage status, approval from the local authority conservation officer; or
- if your premises are licenced then you may need to consult the relevant licensing or approvals authority.
- It is your responsibility to consult the relevant bodies and obtain any necessary approvals.

I would ask you to note that as well as placing people at risk, operating premises without having adequate general fire precaution in place to remove or reduce fire risk and to ensure people can safely escape if a fire does occur can result in a criminal offence being committed. This letter and its associated schedule are consequently issued without prejudice to any legal action the Commissioner may subsequently take regarding failures to comply with the Fire Safety Order.

Yours faithfully,

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for Assistant Commissioner (Fire Safety)

Directorate of Operations

FSR-AdminSupport@london-fire.gov.uk

Reply to Inspecting Officer ██████████

Direct T 020 8555 1200 ext ████████ / ████████

Enc: Form FS03_01b Legislation Extracts
Form FS03_06 Definitions of standard terms

Cc: ██████████

Notes to accompany the Notification of Deficiencies schedule.

Important information to consider before taking remedial steps:

1. Certain terms written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.
2. Officers of the Commissioner may visit your premises again to check on the action you have taken.
3. **Notwithstanding any consultation undertaken by the Commissioner, before you make any alterations to the premises, you must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.**
4. There may be suitable alternative safety measures to those detailed in this schedule, which would meet the requirements of the Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.
5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.
6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

THE REGULATORY REFORM (FIRE SAFETY) ORDER 2005

Your rights when Fire Safety Inspecting Officers take action.

The Commissioner has a duty to enforce the Regulatory Reform (Fire Safety) Order 2005.

If an Inspector:

tells you to do something - you have a right to a verbal and written explanation of what needs to be done and why.

Intends to take immediate action - for example by issuing an enforcement notice this will include a written explanation either forming part of the notice or by separate letter.

Issues a formal notice - you will be told in writing about your right to appeal to a magistrates' court. You will be told:

- ◆ how to appeal;
- ◆ where and within what period an appeal may be brought; and
- ◆ that action required by a prohibition/restriction notice is not suspended while an appeal is pending unless the court so directs.
- ◆ that action required by an enforcement notice is suspended while an appeal is pending.

Issues a Notification of Fire Safety Deficiencies - full discussion should have taken place and agreed improvements to bring the premises up to minimal standards should be formulated. A Notification of Fire Safety Deficiencies carries no statutory force but may result in formal action being considered if the agreed improvements do not take place.

The procedures and rights above provide ways for you to have your views heard. If you are not happy with the inspecting officer's action you should contact the Team Leader on the telephone number shown at the head of the covering letter in the first instance.

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Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

SCHEDULE**PREMISES: John Wetherby Court East, 22 High Street, Stratford, London E15 2PG****FILE NUMBER: 17/215594**

This schedule should be read in conjunction with the Commissioner's letter dated **2 September 2021**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005, were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 38	At the time of the audit a suitable system of maintenance of the firefighting measures was not in place. It was found that the firefighting lift was found not working and was stuck at the 4th floor.	Arrange initial and ongoing maintenance ensuring firefighting measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring the firefighting lift is maintained in good working order at all times.
Article 9	At the time of the audit no evidence was demonstrated or provided that the significant findings of your fire risk assessment had been recorded.	Record the significant findings of the fire risk assessment. In particular the recorded information should include details of evidence, to show that the cladding and rendered system have been fully identified and considered with a view to consider remedial actions, which may include the installation of a waking watch or automatic fire alarm system. The firefighting lift which was found disabled and not in good working order at the time of the fire safety audit.

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.