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THE GATEWAY - IMPORTANT UPDATE

2 messages

contact <contact@redwoodestates.co.uk>

14 August 2020 at 19:56

To: "antonio.cresce@gmail.com" <antonio.cresce@gmail.com>

Contact: contact@redwoodestates.co.uk

Dear leaseholder

Under current legislation Redwood Estate Management Ltd are responsible for fire-safety within the communal areas of the building. As a resident however, you are responsible for managing fire safety within your residence. This means that in line with the Regulatory Reform (Fire Safety) Order 2005, we collectively have a duty to ensure the fire safety of the building, and we must therefore co-operate and communicate with each other accordingly.

The report recently carried out by FRC found expanded polystyrene insulation panels with a combustibility rating of Euroclass E. The Euroclass rating grades the level of performance, A1 is the highest level of performance, while F is the lowest. Only materials with a European combustibility rating of Euroclass A1/A2 will satisfy the new regulations for façade and external wall construction on residential dwellings.

As a result, the external wall system on your building, does not meet an appropriate standard of safety for residents, other occupiers, people in the proximity of the building or firefighters and it is essential the following short-term interim mitigating measures are implemented immediately. These measures are in accordance with the Ministry of Housing, Communities & Local Government for Building Owners of Multi-storey Multi-occupied Residential Buildings

- Buildings that have been identified as having an external wall system that does not adequately resist the spread of fire over the walls (as identified in the FRC report) is where a simultaneous evacuation strategy may be needed. In consultation with the Fire Risk Assessor the emergency procedure in the event of a fire has changed to a full simultaneous evacuation. In the event of a fire in your apartment or anywhere else in the building all residents must evacuate the building.

- In the absence of a suitable fire alarm system a "waking watch" on a 24/7 basis must be put in place. The introduction of a waking watch is not proposed to be permanent. It will be in place on a temporary basis whilst the installation of a fire alarm system is organised. The National Fire Chiefs Council defines a 'waking watch' 'as a system whereby staff continually patrol all floors and the exterior perimeter of the building in order to respond to a fire, assist in calling the fire service and assist with the evacuation of occupants of the building. They are tasked with alerting all occupants to a fire requiring evacuation within 10-15 minutes of detecting it. This can be done by either activating a manual alarm or knocking on doors and sounding an air horn if no alarms are installed."

We plan to have a 'waking watch' in place during week commencing 17th August and will provide you with more information as soon as we have it available.

- A consultation process about the installation of a fire alarm system will begin immediately

- The car parks must be closed as a vehicle fire could impinge on cladding.

A risk assessment will be carried out on the 21st August to reassess the current measures and advise on any amendments.

Things for Leaseholders and Residents to do:

- Ensure every resident within your apartment is aware the emergency policy for the Gateway is for all occupants to 'Evacuate'

- Check that your flat entrance door meets the minimum half hour standard of fire resistance, FD30. They should be fitted with the appropriate intumescent strips, smoke seals and a self-closing mechanism.

- Ensure all smoke alarms are present and working in your flat; to report concerns about fire safety measures in the building (e.g. presence of combustible materials in escape routes) to Redwood Estates.

- Remove all front door mats outside of flats

- Remove all items on your balcony that might catch fire or could assist in the spread of a fire

- Notify Redwood Estates if you or any other resident in your apartment has difficulty evacuating the building without assistance bearing in mind the lifts cannot be used in the event to a fire

For further useful advice of how to prevent fire in your residence please contact your local fire authority for the leaflet 'Fire Safety in The Home'.

It is in everybody's interest to do all we can to reduce the risks to health, possible loss of life and property damage posed by fire. With your continued cooperation and general fire awareness we can keep any potential risk as low as possible.

Your on-going cooperation is appreciated.

We will keep you informed on a regular basis but should you require further clarification please contact Redwood Estate Management Ltd on 0203 962 7222

Yours faithfully

CORONAVIRUS NOTICE

As a sensible precaution with the ongoing Covid19 pandemic, Redwood Estate Management staff will now be based from home to safeguard the health of staff and customers; and to ensure continuity of service delivery.

Please do not visit our offices without an appointment as no staff will be present. If you require services normally conducted at the office, please email contact@redwoodestates.co.uk to make an appointment.

All other services will continue to be delivered normally at present.

REDWOOD ESTATE MANAGEMENT

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To: Julian T <[redacted]>

16 August 2020 at 13:30

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