

## Appendix A – Feedback received from leaseholders following consultation on fire safety work to street properties

Observation	Response
I already have smoke detectors installed within my flat and I am more than satisfied with the quality and status of my front door and frame, which has only recently been painted.	We will be installing an interlinked communal early warning fire detection system within your and the neighbouring flats in your building. The works will comprise detectors in the communal area and one or two radio linked heat detectors in each flat, dependant on layout and subject to pre-works survey. Our system will be independent of any existing standalone fire detection (smoke and/or heat detector) system you may already have.
As an individual leaseholder I have already installed the fire detection devices.	As the freeholder of your property, Islington Council has a duty of care to assess any fire safety issues. As a result of this we reserve the right to access and subject to survey, determine any works that may or may not need undertaking.
One of the contractors (the Breyer Group) has some poor online reviews which refer to shoddy and dangerous work. Please see google reviews and the link below. It might be worth following up with Havering and Southwark to get some insight on Breyer if you haven't already.	We have discussed the online reviews with The Breyer Group, they have assured us that the contents are historic and they have improved their own internal procedures since the incidents reported. We propose to appoint the Breyer Group to progress fire safety works in the South of the borough. In the North of the borough we propose appoint ENGIE Regeneration Limited.
Please confirm there will be no installation of emergency lighting within communal areas since there are no communal areas	As there are no communal areas to your property and provided your front door opens out on to the street and does not present a fire risk to any other residents, there will be no need for emergency lighting or works to the flat front entrance door.
I am concerned about my estimated costs bill & what it comprises. Can you please confirm no works to other blocks have been included as part of this notice?	Only works to your block and in addition proportioned to your property as a unit will comprise your final bill. This is comprised as indicated of elements which require repair or renewal as specified in the task price breakdown.
My thinking is that there is no communal area to the block 59 Cleveland Road, therefore it is unlikely that you will be installing any fire detection systems / emergency lighting there, and I just received a generic letter sent to all leaseholders. Please confirm this, when you are able	The contract covers over seven thousand properties. The possible works described are all subject to survey and may not need to be as extensive as described, as all communal areas differ with regard to what may or may not be needed to make blocks compliant with current fire safety standards.

<p>Please can you confirm that the reference to individual entrance doors does not apply because there are no individual flat entrance doors within the building? The property is self-contained and the only entrance door is the one that opens onto the street.</p>	<p>As there are no communal areas to your property and provided your front door opens out on to the street and does not present a fire risk to any other residents, there will be no need for emergency lighting or works to the flat front entrance door.</p>
<p>I am unable to review the cost information referenced in your letter as I work between the hours of 9 and 5. Could this please be emailed to me. At the moment I am completely in the dark as to the approximate cost for the works. It could be £50 or £500! I assume it should be relatively straightforward to determine the approximate cost to the 5 blocks that comprise our flats from the cost information, otherwise can this please be clarified.</p>	<p>The cost of any communal works that are deemed necessary, will be spread equally between all residents. But the actual costs can only be determined once surveys have been carried out. Islington Council as the freeholder of all the properties is expected to fulfil its obligation to maintain and be responsible for matters relating to fire safety which includes tenant's flat front entrance doors, communal emergency lighting and interlinked communal early warning fire detection systems.</p>
<p>Given the poor online reviews of Breyer group can you guarantee they will not undertake the works relating to fire safety on this block or for that matter, any other block or estate?</p>	<p>We have discussed the online reviews with The Breyer Group, they have assured us that the contents are historic and they have improved their own internal procedures since the incidents reported. We propose to appoint the Breyer Group to progress fire safety works in the South of the borough. In the North of the borough we propose appoint ENGIE Regeneration Limited.</p>
<p>Also a lot of us work so will not be able to be present during the week when work is carried out, therefore it will have to be carried out during the weekends. Unless Islington Council are prepared to reimburse us for loss of earnings.</p>	<p>The Council, in conjunction with the contractor, programme the necessary works and will liaise with residents to undertake the works during the working week Monday to Friday between 8am and 5pm. Where this is not possible we will arrange alternative appointments.</p>
<p>The works seem completely disproportionate to the extremely low risk of fire in the low rise blocks. This seems a knee jerk over reaction from a Council who has to be seen to be doing things after the very unfortunate Grenfell disaster.</p>	<p>The possible works described are all subject to survey and may not need to be as extensive as described, as all communal areas differ with regard to what may or may not be needed to make blocks compliant with current fire safety standards.</p>
<p>The last contract was undertaken by Breyer who were very poor. Will they be engaged again?</p>	<p>All works completed by contractors working on behalf of Islington Council are checked for the quality by an Islington Council inspector and will only be signed off if they are satisfactorily completed.</p>

I would also suggest, for those tenants needing fire doors that you give examples of what the doors will look like and guarantee that they will be decorated to a very high spec.	In advance of the supply of new front doors we will consult with all affected residents on the proposed door style and colour.
There is a lack of trust here as Breyer were very poor last time they were here. Now they are going to work here again.	All works completed by contractors working on behalf of Islington Council are checked for the quality by an Islington Council inspector and will only be signed off if they are satisfactorily completed.
Also regarding the doors. I have spent a considerable amount of money (£700 to be precise) having a solid fire door fitted to my flat, which has three locks, security fitted bolts in the door and frame and a 'london bar' to deter thieves. I therefore do not need a replacement door. I am happy for the door to be inspected. If you still think it necessary to replace the door I shall expect the council to for the same security measures, three mortar locks, strengthening bolts, a 'london bar' and to finish the door to the same high spec that it is currently at.	It is the leaseholder's responsibility to ensure their flat front entrance door is fully compliant with the current standards for fire-resisting doors, which are: BS476, Part 22 1987 or BS EN1634 parts 1, 2 and 3, more commonly known as a FD30S. All new replacement front entrance doors have multi-point locking.
Islington Council's clerk of works complained to me and other people in the block about the shoddy workmanship and the length of time it took Breyer to complete works to the block.	All works completed by contractors working on behalf of Islington Council are checked for the quality by an Islington Council inspector and will only be signed off if they are satisfactorily completed.
I am completely in the dark about how much the proposed work will cost	Any works that take place and that are then subject to future on-going maintenance will be added to your service charge, but as no inspections have taken place the cost of any works cannot be assessed.
Please can you specify the term(s) contained within the lease granted for the above listed property that might give the freeholder the right to carry out any of the works described. Alternatively, and in addition please identify any legislation that compels the freeholder to carry out the works described.	As the freeholder Islington Council has a duty of care to assess any fire safety issues. As a result of this we reserve the right to access and subject to survey, determine any works that may or may not need undertaking. Under the standard Council Right to Buy lease states at Clauses 3.3 (4) the following: <i>(4) within three calendar months from the receipt of written notice given by the Council or sooner if requisite to execute all repairs and works for which the Tenant is liable hereunder and required by such notice to be done</i>