

# BRAM

BARRATT RESIDENTIAL  
ASSET MANAGEMENT

Date: 14 June 2018

Dear resident,

As you will be aware, this morning there was a fire which started on the balcony of an apartment in the Roma Corte North building of the Renaissance development.

The heat and smoke detectors were activated in the apartment and the sprinkler system suppressed and contained the fire. The London Fire Brigade were alerted and promptly extinguished the fire. The Fire Brigade has made clear that all fire safety systems in the block worked as intended to suppress and prevent the spread of fire.

We would like to thank the London Fire Brigade who responded swiftly, and our residents who supported each other.

We are aware of the question raised by some residents around the lack of audible fire alarm. In line with fire and building regulations there is no central audible alarm system as each apartment has its own fire safety systems, including heat and smoke detectors and sprinklers, which performed as intended. This building is designed and constructed in a way which means that fires are contained to individual apartments.

The advice from the fire services provided to residents last year, following a review, is to stay in your property if there is not a fire in it and wait for instructions from the senior fire officer. If residents consider their life to be in danger or any harm, they should vacate the property and use the nearest fire exit.

I have enclosed a copy of that correspondence, together with the building's Fire Action Notice and the London Fire Brigade's statement on the fire this morning.

You should familiarise yourself with the procedure for your building. In the attached statement, the Fire Brigade have stated that "the fire is believed to be accidental and due to the careless disposal of smoking materials" – please could I remind you that it is important to dispose of all smoking materials with care and ensure that they are extinguished fully before disposal.

The health and safety of our customers and employees is always our number one priority.

MANAGING AND MAINTAINING YOUR SURROUNDINGS

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**BARRATT**  
— LONDON —

It is important to make clear that this building is designed and built with safety in mind and is in line with all Building Regulations in place at the time of construction. We employ specialist experts to ensure the design and construction of our buildings and the materials used in that construction meet the relevant elements of the Building Regulations and approved guidance.

We employ an external Fire Safety specialist to complete a new fire risk assessment every two years which is itself reviewed annually. All fire equipment/ protection measures throughout the building are tested regularly by the management company to ensure that they are working at all times.

If you have any questions please do not hesitate to contact the Renaissance Development Manager – Richard Griffiths on [richard.griffiths@barratram.co.uk](mailto:richard.griffiths@barratram.co.uk) or 07919 828766.

Yours faithfully,

P.P. 

**Mike Dowland**  
**Head of Operations**  
Barratt Residential Asset Management LTD

# FIRE ACTION

## Any Person discovering a fire

1. Raise the alarm
2. Leave the building by the nearest fire exit
3. Call the Fire Brigade - 999
4. Wait for further instruction from the Emergency Services

## Other residents in apartments

1. Stay in your apartment
2. Wait for further instructions from the Emergency Services

## Visitors in common areas

1. Leave the building by the nearest fire exit
2. Wait for further instructions from the Emergency Services

**Do not take risks**

**Do not attempt to tackle the fire**

**Do not use lifts**

To ensure Barratt Residential Asset Management are aware of the fire and to reset the fire alarm once it is safe to do so, residents should call Barratt Residential Asset Management Customer Services on 0208 326 7234

**BRAM**

BARRATT RESIDENTIAL  
ASSET MANAGEMENT

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.

On the reverse 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,

**Rob Manikon**  
Property Manager



**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

**London Fire Brigade Statement:**

*Eight fire engines and 58 firefighters and officers were called to a fire at a flat in Elmira Street, Lewisham.*

*Most of the balcony and part of a four-roomed flat on the 13th floor of a 20 storey block were damaged by the fire. Around 180 people left the building before the Brigade arrived. There were no reports of any injuries.*

*A sprinkler system fitted within the flat helped to suppress the fire.*

*The Brigade's 999 Control Officers took 16 calls to the fire.*

*The Brigade was called at 0414 and the fire was under control at 0523. Firefighters from Lee Green, Deptford, New Cross, Forest Hill, Lewisham and surrounding fire stations attended the scene.*

*The fire is believed to be accidental and due to the careless disposal of smoking materials.*