

Premier House, Edgware | Fire safety situation report

Update 20 December 2018

At the time of our last report on 27 September 2018, the freeholder had submitted applications to the First Tier Tribunal for determination of a number of matters, including the costs of the intermediate fire safety provisions and the removal of the consultation process as required under the Section 20 of the Landlord and Tenant Act 1985. The Tribunal has now requested confirmation of availability of the relevant parties for a hearing and will set a date accordingly. We expect the hearing date to be before the end of March 2019.

In the meantime, solicitors are reviewing the documents that have been provided to them by the leaseholders' group, of which we are a part, and which is opposing the freeholder's application to the Tribunal. They will seek advice from experts on the following:

- the testing of the cladding currently on the building to determine whether it was compliant with the guidance and regulations that applied prior to the recent revisions to the regulations as a result of the Grenfell Tower fire
- whether the remedial measures and related actions taken by the freeholder in response to the Fire Brigade's directions issued after the Grenfell Tower fire were appropriate
- whether the amount spent by the freeholder on the remedial measures and related actions were reasonable and not excessive

We expect an expert to be appointed to advise on the above matters before the end of March 2019.

The next update will be given by 31 March 2019, unless there is significant development.