



City of Westminster

Property Investments and Estates
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Please ask for Sam Springate

Date: 22nd October 2024

Dear Resident

We are writing to update you regarding fire safety and other leaseholder issues at Emanuel House.

A fire risk assessment was carried out by Tetra on the 07/08/24. After some additional investigations, the final compliance score was 80.3%. Tetra gave 18 recommendations to reach 100% compliance, all of which were classified as medium or low risk. You can view a copy of the report at <https://www.westminster.gov.uk/emanuel-house-cwg13297/documents>. Please note the score on the report is what was provided originally, before the additional investigations.

A key item mentioned in the report and by the London Fire Brigade is front door safety. Door closers are one aspect of this, but it also involves a number of other requirements. We have identified those on our records who currently do not meet these requirements and will be writing to them shortly, asking them to either provide proof of the door having the required features or to get these works undertaken. If you have issues with accessibility due to the current door closers, you can contact adultsocialcare@westminster.gov.uk to get a needs assessment. Alternatively, we recommend purchasing your own and we will arrange to get it fitted.

Additionally, the rear fire door lock has been vandalised since its installation. It is important that this door is not damaged, as this compromises the fire safety of the building.

Tetra recommended continuing with the 'full evacuation' guidelines in the event of a fire, so this will remain the evacuation procedure. We also want to direct residents to the website www.westminster.gov.uk/emanuel-house-cwg13297 which includes information on fire safety as well as a number of other topics, including payment plans for leaseholders, frequently asked questions, meeting records and more.

The Reinforced Autoclaved Aerated Concrete (RAAC) propping proposals for the 6th floor have been delayed, due to issues getting access to all the properties.

AtkinsRéalis are aiming to produce a proposal by mid-November. We will be looking to meet the 6th floor Residents and Leaseholders on the 27/11/24; ahead of a full update to all Residents and Leaseholders in January 2025.

As the other major works have been delayed due to the RAAC, we are withdrawing the section 20 notice with a view to reissuing it after the RAAC remedial works are completed.

If you have any questions regarding this letter, please contact emanuelhouseproject@westminster.gov.uk or phone 0207 641 6000.

Yours sincerely

Sam Springate
Implementation Programme Manager