

## Premier House, Edgware | Fire safety situation report

Update 27 September 2018

The freeholder has submitted applications to the First Tier Tribunal for determination of the following matters:

- That the costs of provision of fire marshals, fire compartmentalisation works, and fire alarm works are payable by the leaseholders of the building
- To remove the need for the consultation process in relation to the above costs as set out under Section 20 of the Landlord and Tenant Act 1985. Section 20 states that a freeholder must notify leaseholders of the intention to carry out works, provide estimates for the works and confirmation of the contractor he/she intends to proceed with. The freeholder had previously stated that a formal consultation of leaseholders was not required because of the need to act urgently in the interest of safety to reduce ongoing costs and to avoid the need for the building to be evacuated due to the fire risks which were present.

The Tribunal has received the relevant information for consideration and will issue further directions in the near future. Unfortunately, we have been given no estimation as to how long this could take.

We have not received any confirmation as to when the cladding will be replaced, however, we have been advised that the freeholder will most likely wait for the Tribunal's directions concerning the above matters before proceeding with the required replacement works.

As outlined in a previous update, we have joined a leaseholders' group. The group is opposing the freeholder's application to the Tribunal as the costs for carrying out the work are being questioned.

The next update will be given by 31 December 2018, unless there is a significant development.