



27th June 2017

Dear Resident,

Re: Fire Safety at Balaam House

Since the awful fire at Grenfell Tower, Sutton Housing Partnership (SHP) has been following advice set by the government's Department for Communities and Local Government (DCLG). In line with this advice, on Monday 26th June, cladding samples were taken from Balaam House and sent for testing to the Building Research Establishment (BRE). The removal of the samples was overseen by representatives from SHP, the Council and the London Fire Brigade (LFB).

Late last night we were informed that the sample of cladding from Balaam House would not be immediately included in the testing programme as it is a different type of cladding from that used at Grenfell Tower. We have therefore decided that we will seek to obtain independent tests ourselves. As soon as we are able to get the results, we will communicate them to you.

Testing of Cladding at Chaucer House

For your information, Chaucer House was included in the testing programme and we have now received the results from BRE, who categorise results between 1 (being the best) and 3 (being the worst). The results of the cladding at Chaucer House is that they are Category 2, and therefore have failed testing.

We know this will be upsetting, but we want to reassure you that SHP, the Council and the Fire Brigade have assessed the overall fire safety arrangements in place at both Balaam House and Chaucer House and are satisfied that your homes are safe.

There are already effective fire safety measures in place in Balaam House and following our independent fire risk assessment carried out last month we have implemented additional measures in line with both the Government and Fire Brigade guidance. These are detailed in the attached leaflet.

However we do wish to confirm that at Balaam House:

- We will be introducing fire safety patrols who will undertake a 24 hour, seven day a week fire safety patrol
- We are commissioning the retrofitting of a fire suppression system (a sprinkler system or similar fire suppression system)
- We are fitting fire alarms in communal areas as advised by fire guidance.



- We are commissioning a hard wired smoke detection system for every room in your flat and a hard wired heat detection system for each kitchen.

Your safety is our number one priority and we will continue to work with you and our partners to ensure you are safe. We will continue to follow the advice from all authorities involved and should that advice change, or if we consider there to be any change in risk, we will take all action necessary to ensure your safety.

Our priority today is to ensure that we provide you with full information about fire safety in your block. We will continue to communicate and will tell you about the testing as soon as possible. We are arranging drop-in sessions with the fire brigade. **We are holding an initial session in flat 5, Chaucer House on Thursday 29th June between 3:30-5:30** which you are welcome to attend. However we will confirm a local drop-in session as soon as possible.

We will communicate with you again when we receive more technical information from both the testing body and the advice we receive from a specialist company we have commissioned to undertake a review of Balaam House and all its fire safety components. We can then let you know what we will be doing in regards to the cladding.

If you have any questions about the information in this letter, please contact us on 020 8915 2000 and/or ask the officers when they visit you at your flat or patrol the building.

Your sincerely,

Mary Morrissey
London Borough of Sutton

Steve Tucker
Sutton Housing Partnership

Steve Green
London Fire Brigade