

To whom it may concern,

The cladding system at 1-3 Queensland Road is not an ACM panelling system and as such does not require testing under the programme introduced by the Department of Communities and Local Government (DCLG) following the terrible events at Grenfell Tower.

There was an initial discussion with the London Fire Brigade about whether it should be tested but they subsequently agreed that the materials are not ACMs and do not require testing. It also means that there are no specific fire safety concerns about the cladding materials used for your block.

We have provided separately the technical specifications of the cladding for the building. This should clearly demonstrate to any prospective lender that it is not in the categories of materials that require testing.

In addition 1-3 Queensland Road was inspected separately by the London Fire Brigade's fire safety and engineering teams, as part of the DCLG's review of taller buildings, in the autumn of 2017 and no issues were raised in relation to the cladding.

Queensland Road was built to modern standards and includes a range of fire safety measures, including a sprinkler system at 3 Queensland Road.

Newlon takes fire safety very seriously and we have up to date Fire Risk Assessments for all our buildings which we review regularly to ensure we are compliant with the fire safety strategy for each building. All fire safety equipment is checked weekly and maintained in line with manufacturers' instructions. Our Estates Team also work hard with residents to ensure communal areas remain free of possessions and rubbish and any management issues affecting safety are addressed.

At Queensland Road the Estates team undertake weekly health and safety inspections of your blocks, which includes the fire safety systems installed in each building. These fire safety systems are also remotely monitored 24/7 by the Concierge team at Ashburton Triangle.

I hope this information is helpful.



Mark Newstead
Property Services Director