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FAO – John Griffiths, Chair of Equalities, Local Government & Communities Committee
cc – Dawn Bowden AM
cc – Mark Isherwood AM
cc – Leanne Wood AM

7th October 2019

Lack of duty of care and putting lives in danger

Dear John Griffiths, Chair of Equalities, Local Government & Communities Committee

I am a Leaseholder at the [REDACTED] and a member of a newly formed group [REDACTED]

I purchased my property through Redrow in 2006. My purchase was influenced by the company promoting its reputation of building high quality homes and flats and as stated on their website

“Ensuring our sites are safe places to work, live and visit is central to our build operations”

Within the 2006 Redrow Handbook, it states “The building has been designed and constructed to work as a number of fireproof compartments. This will stop fire and smoke from spreading to neighbourhood areas for a significant amount of time”. **(See Document 1).**

You may be aware of the serious issues discovered at this development in recent years that is endangering and putting lives at risk with the most recent being the discovery of missing fire safety measures both internally and externally of the flats. This was highlighted in a Type 4 assessment undertaken in July 2019 by International Fire Consultants Ltd. In its conclusion, they state:-

The type 4 Assessment confirms the findings of the indicative survey that no effective fire stopping exists in the compartment wall between each flat and the common corridor (See Document 2).

Following the tragedy of Grenfell Tower in 2017, this must be treated as a matter of urgency and it is of deep concern how a so-called reputable company has treated such important issues so lightly and worse still, Redrow and its sub-contractors are not taking responsibility for their work. It is clear beyond any doubt that there are significant problems with this development and that these problems have not been caused by the leaseholders. You do not need any expertise to look at the problems evident in the buildings.

Other Health & Safety Issues and putting lives at risk

Dock Path – If flooded this could be a problem for access for the Fire Service if they needed to attend. Not only could residents be at risk, but also members of the Fire Service.

Render cladding - Various problems with the render cladding, a few years ago, one section of vertical cladding came off and it was fortunate this did not result in injury or loss of life.

This continues to be a Health & Safety concern not affecting only residents but to member of the public using the public footpaths surrounding the site.

Balconies – Following engineers advice, residents now advised that they do not use balconies because of the potential danger of glass shattering from the balconies.

Roof Anchors – The anchors that were installed are not suitable and again, a Health & Safety risk of injury or death.

The company is showing a complete disrespect and disregard for the well-being of the people who reside within the development and have interests there.

Does Redrow really put profits ahead of peoples health safety?

This is how Redrow has been doing in recent years and profiting from people who have put faith and trust in the building quality of their products.

- 2014 - pre-tax profits of £133m
- 2015 - pre-tax profits of £204m
- 2016 - pre-tax profits of £250m
- 2017 - pre-tax profit of £315m
- 2018 - pre-tax profits of £380m
- 2019 - pre-tax profits of £406m

Apart from the risk to peoples safety, the issues are leaving many Leaseholders in Financial hardship and causing a lot of stress and depression. Redrow need to stop evading, accept responsibility and start remedial action as a matter of urgency before something terrible may occur.

I would like to take the opportunity to thank the Welsh Government and recent statement made by Julie James Housing Minister on 19th September 2019 recognising the safety of people is paramount and that building owners and developers should face up to their moral responsibility and put right these faults, or else risk their professional reputation.

Furthermore, the Local Government & Communities Committee recognised the importance of fire safety in high rise buildings as per its enquiry in the last 12 months and with this in mind, can the committee consider inviting Redrow to answer the concerns raised by the residents and leaseholders or express its concerns to them in light of the Grenfell tragedy or would you please write to Redrow to ask for an explanation of why they have not taken responsibility and failed to address the issues raised over the past few years putting lives at risk.

Yours faithfully

