

Our ref: BL/MAN/M&K/HSFRA17  
31 August 2017

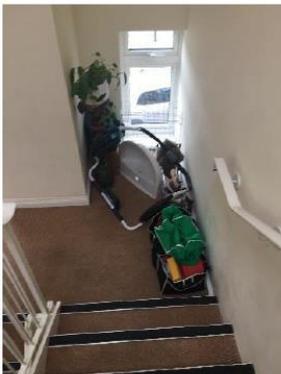
Dear

**Re: Marsh Court & Kenbrook House – Health & Safety Inspection 2017**

The periodic health & safety inspection was recently undertaken at the above-mentioned buildings, and we now write to all owners and tenants to document the risks being caused directly by the residents, identified as follows:

**Hazards observed and comments**

Unsatisfactory - Resident's personal items are being stored in the escape route on the first and second floor of Marsh Court and the ground floor of Kenbrook Court. These are trip hazards and should be removed.



Escape routes to be free from trip hazards



The common parts of the building are separate to the demise of the flats. These areas remain under the ownership of the Freeholder and under management of Marsh Court & Kenbrook House Management Company Limited. It is strictly prohibited for personal items to be stored within the common parts at any time; including shoes, pictures, buggies, bicycles and any other items whatsoever. As such, **all personal items should be removed to within the applicable person's flat with immediate effect.**

Aside from keeping the corridors and stairways clear for aesthetic purposes; the reason that personal items are not permitted is two-fold: firstly such items present a trip hazard or obstruction both for residents and visitors to the building (including agents and contractors working on behalf

of the company) particularly in the event of a fire. Secondly that they are considered as combustible material that would accelerate the spread of fire should the worst occur.

The common parts of Marsh Court & Kenbrook House have been designed to prevent the spread of fire, and for the avoidance of any doubt you should accept this letter as a formal request on behalf of Marsh Court & Kenbrook House Management Company Limited, requiring your immediate attention. A copy of this letter will be held on record, and produced to the insurers if necessary.

Please find attached a copy of the Fire Action Notice for Marsh Court & Kenbrook House. Please take some time to read through the documents, a copy of which is displayed at each building. Landlords should ensure that their sub-tenants are provided with a copy of this document, copies are available to download from the dedicated Marsh Court & Kenbrook House Management Company webpage.

We look forward to noting, and thank-you in advance for, your attention to this matter for the safety of all residents.

Yours sincerely



Beverley Leonard

**DAVID CHARLES PROPERTY CONSULTANTS LIMITED**

E-Mail: [Beverley@davidcharles.co.uk](mailto:Beverley@davidcharles.co.uk)

DDI: 020 8 429 9004