

**Stonewater Homes**  
**HARBOUR COURT, POOLE**  
**QUESTIONS & ANSWERS**

**GENERAL**

**Q: Why are you carrying out these repairs to Harbour Sail now – is there something wrong with the building?**

*A: As a responsible landlord, the safety and well-being of all our residents is our most important priority. The probability of a fire occurring has not increased, and the block has many differences from the construction of Grenfell Tower. However, the landscape has changed in the aftermath of the disaster in London and we want to take extra precautions to ensure the safety of all our residents.*

*Like all responsible landlords, we carried out an immediate review of our high rise buildings following the Grenfell tragedy. While the current fire safety measures at Harbour Sail have been recently assessed and independently verified, more can still be done. With the forthcoming programme of works already planned for Harbour Sail from March next year, we have taken the decision to use this opportunity to further improve fire safety. We need your support and cooperation to do this.*

**Q: Why are you asking residents to vacate the building?**

*A: Because we believe it's the right, and safest, thing to do. Initial independent assessment advised that the works programme could be completed without compromising fire safety, largely due to the integrity of evacuation procedures, fire doors and fire stop compartmentalisation, which mitigate the risk. However, in light of recent events, things have changed. We have re-visited that view and, in light of what we now know from Grenfell, made the decision to decant residents as soon as possible and implement the works on a vacant building.*

*While we will not know the causes and detail of the Grenfell fire until the full inquiry is complete – and there is no doubt much to learn - we **do** know it has re-set the compass in terms of high rise buildings, not just for property managers but also for the people who live in such buildings.*

**Q: How does this impact Harbour Court?**

*A: While Harbour Court is an entirely different kind of building we understand that, as neighbours, you will have a keen interest in what's happening at Harbour Sail. We want to be transparent and address any concerns you may have.*

**Q: Harbour Court has cladding. Is it the same as at Grenfell?**

*A: No. No. Harbour Court is only partly clad and it is not the same (AMC) cladding as at Grenfell Tower.*

**Q. How can we be sure we're not at risk?**

*Harbour Court is a lower level building with robust fire safety measures, including smoke alarms, heat detectors, above standard fire doors and two exit routes. Additionally, Fire Service ladders and equipment can reach the highest point of the building. The partial cladding therefore is adequately mitigated by these measures. Dorset & Wiltshire Fire Service have not highlighted any action required at Harbour Court. Our concerns relate to, and are focused on, high rise buildings, which Harbour Court is not.*

**Q: Stonewater owns over 30,000 homes - what fire safety checks are you doing in these other properties to ensure residents are safe?**

*A: Following the recent tragic events at Grenfell Tower in London, Stonewater has acted immediately to review arrangements across all our housing stock. Priority has been given to schemes which fall into 'high rise' criteria (above 18 meters), of which we own 14.*

*We have no outstanding Fire Risk Assessments across Stonewater's portfolio. However, each of our priority schemes has been recently visited by Stonewater personnel to check arrangements and offer reassurance to residents. The reviews cover evacuation policy, exit routes, fire equipment, alarm systems and emergency lighting, along with any other related aspects particular to the site.*

*We are also reviewing arrangements at our sheltered and supported schemes.*

**Q: What evacuation procedures are in place and do all residents know what to do if there's a fire in the building?**

*A: There is a full evacuation policy in place. It is displayed in shared areas and, as an additional measure, we will be asking residents to co-operate in running regular evacuation drills over the coming weeks. Individual fire safety advice is also available from Dorset & Wiltshire Fire service.*

**Q: When will the building works start at Harbour Sail and how long will they take?**

*A: The detailed timetable has yet to be agreed but the original plan anticipated starting work during the first quarter of 2018 and taking around 12 months. If the building is empty, we may be able to accelerate the programme and complete the works more quickly.*

**Q. What if I have more questions?**

*A. We have set up a dedicated phonenumber on 01202 449212 or you can email [harbour@stonewaterhomes.co.uk](mailto:harbour@stonewaterhomes.co.uk)*