

# MAYOR OF LONDON

**Date:** 16 September 2021

Dear all,

## **Open letter requesting London's building owners and landlords to disclose building safety information with current and prospective residents**

The Grenfell Tower fire has brought to light numerous systemic failures underpinning the building safety crisis. I know we all recognise that regulatory reform is long overdue to correct past failures and ensure the safety of all Londoners in their homes. It will take a long time to rebuild Londoners' trust in the regulatory system and the buildings they live in, but resident engagement and transparent communications are an important start. This is why I have called on the Government to introduce a statutory duty for building owners and landlords to share all available building safety information with residents.

I welcome the Government's forthcoming Building Safety Bill, which will include statutory responsibilities for building owners and landlords to share fire safety information with residents, improving residents' knowledge of the buildings they live in. However, while we wait for this legislation to be enacted I urge you to act proactively and disclose building safety information to both current and prospective residents. This information should include Fire Risk Assessments (FRAs) and any other life safety documentation. I am aware that many landlords already act transparently and routinely share FRAs with their residents. However, I also know that many still do not, and that some even place undue burden on residents when requesting this information. FRAs remain the best documentation we have on whether a building is safe or not. These documents are not only helpful for current residents but can also support prospective residents in making informed decisions before renting or buying a property.

Other building information has proven important to residents. For example, External Wall System (EWS1) forms are crucial for residents who want to remortgage, staircase or sell their properties. While EWS1 forms are valuation and not life safety certificates, the delays with obtaining EWS1 certificates have caused uncertainty and impacted on leaseholders' wellbeing. This is why, I also encourage you to share EWS1 certificates with your residents, where these are available.

The building safety crisis continues to remind us that we need to rebuild the trust residents have in the safety of their buildings. Improving residents' access to information is the first step to achieving this. This process will not be easy, but your commitment to honest and transparent engagement will help us get there.

Yours sincerely,



**Sadiq Khan**  
Mayor of London