

Housing and Safer Communities

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The Woolwich Centre
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Woolwich, London
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June 2025

Dear Resident,

We are writing about the planned cladding works on Royal Artillery Quays (RAQ). We wanted to clarify how this work is governed and set out the position and powers of the Council in relation to the work needed at RAQ.

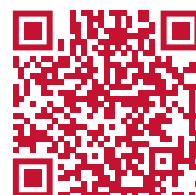
The Council, Cabinet Member and your Ward Councillors share your concerns regarding fire safety in your homes and strongly believe that everyone in Royal Greenwich should have a safe and secure home. We will continue to engage with you and all the relevant stakeholders to ensure necessary action is taken, and we are keen to ensure that you have clear and accurate information.

Background: Under the previous government, the responsibility for fire safety works in all buildings over 18 metres high was given to the Building Safety Regulator (BSR). The BSR was set up under the Building Safety Act 2022 to be the body with legal responsibility for regulating high-risk high-rise buildings. This means that the legal responsibility for overseeing this work no longer sits with local councils, but with a central regulator. The Council does not have the power to make a decision on work to be carried out on RAQ, nor can we issue orders to Barrett to carry this work out. This power sits with the BSR, which has now approved all submitted RAQ applications.

Following the approvals, officers from the Council have met with Barratt to seek further clarification on how it plans to carry out the work. Barrett has confirmed that all eight blocks have received approval and that, upon completion of the remediation works, the buildings will achieve compliance with BI The Cladding External Wall System (EWS) standards, which is the national standard set out in law by the BSR. This work is scheduled to commence at the end of June and is expected to take approximately 120 weeks.



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We are concerned that comments made on behalf of the Council have been misinterpreted. In the interest of clarity, the Council was asked if it could exercise power under the Building Act 1984 to ensure that necessary remediation works were carried out. The Council's position is that there is no evidence to support action by the Council under the Building Act 1984.

This is not to say that there are no issues with the construction of RAQ; indeed, everyone agrees remediation works are necessary. That position does not undermine the role of the BSR or the fact that remediation works have now been agreed. Building safety laws have changed since the original construction, and our focus is on moving forward to ensure that the works agreed are completed within the timescale.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Jamie Carswell', with a stylized flourish at the end.

Jamie Carswell

Deputy Chief Executive and Director of Housing & Safer Communities