

Our ref. RS/ML/1906

Mr Graham Winter
76 Landmark Place
Churchill Way
Cardiff
CF10 2HS

20th March 2007

Thank you for your letter dated 6th March 2007.

I have now had an opportunity to look into the matters you have raised.

I have been assured and am satisfied that both concierge staff and Mainstay's management take issues of fire safety very seriously. As far as I can ascertain, the points that you have raised are largely historical and have been dealt with. I have asked Mainstay to apply a product to the signage that cannot be smudged or erased.


With regard to the follow-up meeting between Mainstay and the South Wales Fire Service, it seems that this did not take place although Mainstay did seek a further appointment. I cannot speculate as to the reasons why a positive response was not received from the Fire Service.

I can inform you that a comprehensive Fire Risk Assessment, in accordance with the Regulatory Reform (Fire Safety) Order 2005 will be undertaken on 12 April. As you may be aware, there have been considerable demands for the services of the specialist consultants who undertake this work in the wake of these new requirements and a considerable backlog of work has built up affecting all concerned with residential property.

However, this assessment is now booked and the details will be circulated to all lessees as soon as practically possible.

I trust this answers the concerns you have raised, but please contact me if you wish to discuss matters further.

Yours sincerely



Richard Starkey
Chief Financial Officer
THE CROSBY GROUP PLC

c.c. Andrew Brady