

# Scape Operations Ltd

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Assistant Coroner

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14th May 2024

**Dear Ms Lee,**

**Response to Regulation 28 Report to Prevent Future Deaths dated 22 April 2024**

I am writing to follow up with a response to your report dated 22nd April 2024 in relation to the tragic incident that took place 30th Sept 2023 at Scape Bloomsbury.

Firstly we would like to again pass on our deepest condolences to the family of Mr Chenyang Li, our thoughts are with his family and friends.

We were not an Interested Person at the Inquest so have not had the benefit of seeing the evidence that you have seen. In that context, we have reviewed your report and make the following observations regarding window restrictors at Scape Bloomsbury.

In line with the guidance set out by the National Code of Standards for Larger Developments for student accommodation not managed and controlled by educational establishments (the Code), each window at Scape Bloomsbury is fitted with a window restrictor; these were installed as part of the complete refurbishment of the building in 2018. The building will have received an inspection/sign-off from an inspector from The National Code at the time.

Over and above what is prescribed in the Code, the restrictors are periodically inspected every three months (as part of routine inspections of the condition of the student accommodation), with [on the rare occasion] any required remedial works undertaken immediately. This information is logged quarterly by the maintenance engineers within the building's Planned Preventative Maintenance (PPM) system. In addition to three-monthly inspections of the window restrictors from within the bedroom, the building's façade is also periodically visually inspected (weekly) to identify any remedial works required which would include windows appearing to be open beyond the tolerance allowable by the restrictor. Any issues are remediated immediately and logged by the maintenance team.

The window restrictors in the room in question were last inspected from inside, and formally signed off within the PPM platform as functioning correctly on 18th August 2023.

We do not therefore propose further action.

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One minor point of clarification. The report is addressed to Scape Operations Ltd. The more appropriate entity to address would have been Scape UK Management, as this is the entity responsible for managing the building. Scape UK Management have been made aware of the report, and they are in agreement with this response.

I am hopeful that this answers to the recommendations made in the report, however please do not hesitate to contact me should you require any further clarification or should you wish to make any additional recommendations.

Best regards,

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