



Coroner ME Hassell
Senior Coroner
Inner North London
St Pancras Coroner's Court
Camley Street
London
N1C 4PP

Estate Agents
Commercial Sales & Lettings
Residential Sales & Lettings
Property Management
Development Consultants
Valuation Consultants

21st February 2025

Dear Senior Coroner ME Hassell/ [REDACTED]

We acknowledge receipt of your Regulation 28 Report regarding the tragic incident involving Mr. Fehim Ahmet, and we extend our deepest sympathies to his family.

Before providing our position on the matter outlined below, I would like to formally request any recordings and minutes taken at the coroner's court. There appears to be conflicting information in the report that we do not agree with, and we seek clarification on these discrepancies.

Our primary concern is the report's assertion that we were notified multiple times by the café owner. I must clarify that this was not the case regarding the existing tenants. Additionally, the tenant's contract start date was the same date as the incident, making notifications impossible.

We appreciate your prompt assistance in providing the requested records. Please let us know if there are any formal procedures we need to follow to obtain them.

We wish to clarify that the window in question is not a balcony, fire exit, or designated access point to the flat roof. It is fitted with a child safety restricting mechanism, which would have had to be deliberately bypassed for anyone to climb through it. Additionally, due to the height and positioning of the window, access to the roof would not have been possible without standing on furniture or another elevated surface, demonstrating a clear lack of common sense and regard for personal safety. Notably, this incident also occurred on the tenant's very first day in the property, the first day of their tenancy.

As letting agents, we are not responsible for the flat roof, which is under the control of the landlord and the commercial tenant below. The café owner, as the occupier of the premises beneath, also bears responsibility for ensuring that the roof structure remains safe and secure. Whilst we were informally made aware of previous concerns regarding individuals on the roof, we contacted former tenants each time to reinforce that the roof is not accessible and not a part of their property. Ultimately, it was the responsibility of the landlord and café owner to take further action to prevent unauthorised access.

While we are always willing to implement reasonable measures to improve tenant safety, we maintain that tenants must also exercise basic personal responsibility and adhere to the terms of their tenancy agreement. Climbing through a window that is not designed for access is an unacceptable misuse of the property. However, considering this unfortunate incident, we are taking the following steps:

- Reinforcing all our new tenancy agreements to include explicit clauses stating that tenants must not attempt to access any non-designated areas, including flat roofs.

- Continue issuing formal written warnings should we receive reports of such behavior in the future.

Working closely with Islington's Residential Team – Public Protection Division to ensure that our procedures align with best practices for tenant safety and compliance moving forward. We hope this clarifies our position. We appreciate the opportunity to respond and remain open to further discussion should it be required.

Kind Regards

[REDACTED]

For and on Behalf of Network Agencies

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