

Melanie Sarah Lee  
Assistant Coroner  
Inner North London St  
Pancras Coroner's Court  
Camley Street  
London  
N1C 4PP

03<sup>rd</sup> March 2025

Dear Ms Lee,

Thank you for your Regulation 28 report to prevent future deaths dated 10<sup>th</sup> January about the death of Joshua Forsdyke. I am replying as the Managing Director of Fresh Property Group with responsibility for Fresh Student Living.

Firstly, I would like to say how saddened I was to read of the circumstances of Joshua's death, and I offer my sincere condolences to his family and loved ones. The circumstances your report describes are concerning and I am grateful to you for bringing these matters to my attention.

I understand your concern about him being exposed to drugs while in student halls of residence. As a father of two, one being at second year of university this is a concern every parent shares. I note that you have also addressed these matters of concern to the University of Arts London, and we liaise closely with them to ensure a smooth delivery and good tenant experience.

We are contracted to the University of Arts London for the delivery of specific services in three of their halls of residence and are working with them on this specific matter. Fresh Property Group separately to the University of Arts operate as a third-party manager on over fifty private student buildings across the country and have ~19,000 residents. As a company we take anti-social and illegal behaviour very seriously and this is evident in our policies, procedures and training with our teams. Unfortunately, in our society the use of illegal drugs is prevalent across all different social groups from professionals to students. We operate amongst this challenge and when identified we report suspicious activity to the police and Universities. In the past in certain cities, we have entered into tri-party data sharing agreements as we look to work with police to root out any residents that be conducting illegal activities. We rely on working with the local police and their prioritisation of resource; however, we have examples when the police support with tours of the properties and even the use of search dogs.

Most of our residents are over the age of eighteen, meaning they are considered adults under the law. The tenancy agreements they sign give them the same rights as any other adults renting a property, regardless of age. This is their home, and as a management team, we are mindful of that. We always seek permission before entering and carry out periodic inspections of the living areas, ensuring everything is running smoothly.

In direct response to your Regulation 28 report, we are doing the following in response to reduce the likelihood of future deaths:

- 1) In conjunction with University of Arts
  - a) Review of room inspections to focus more on signs of illegal drug use. These visual inspections are completed three times a year and currently focus on H&S and compliance.

- b) Drug awareness training has been part of the standard training suite already by UAL and Fresh teams. We will ensure this continues.
- c) Whilst Joshua was not a resident in a Fresh managed hall of residence during his first or second year. During this period, there were no reports of drug dealing by any of our residents that we were made aware of or could have been acted upon. I understand the inquest heard evidence that suggests a dealer was potentially operating from our halls, so we do take this report seriously. Fresh and UAL will ensure where concerns are raised, data is shared between Fresh and UAL teams, specifically the Out of Hours team and UAL and the overnight security cover at Fresh.
- d) Fresh does not hold the tenancies with residents at our UAL partnered halls of residence, these are held by UAL, and all induction and tenancy information are conveyed to students by the University. Fresh and UAL collaborate on an awareness campaign to make it explicit to students where to report signs of drug misuse and dealing at halls of residence.
- e) A question will be added to the annual student survey asking students if they are aware of where to notify if they believe drug dealing is taking place in their halls of residence

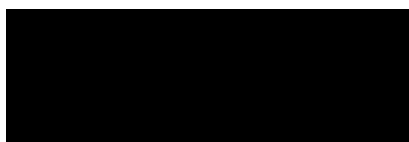
2) Across Fresh Property Group

- a) Where overnight contracted security is present at Fresh properties, all guards hold valid SIA licences. This means Guards are trained in identifying drug misuse and signs of drug dealing. Fresh ensure that all security assignment instructions with our security partners are reviewed annually.
- b) Fresh currently has robust policies relating to drug dealing, and we take Zero tolerance approach at our properties. Fresh will continue to review these policies and refresh them.

We believe properties managed by Fresh operate overall in a safe and compliant manner that gives students a home they can enjoy and feel safe within. We have been recognised in the sector for doing just that and it is our purpose that we continue to do so.

I hope this response is helpful. Thank you for bringing these concerns to my attention.

Yours Sincerely



Managing Director