

S & G Properties (No. 2) Limited

2nd Floor Parkgates
Bury New Road
Prestwich
Manchester, M25 0TL

17 August 2026

Ms B Hartley, HM Coroner's Officer
HM Coroner's Office & Courts
Paderborn House
Howell Croft North
Bolton. BL1 1QY

Dear Madam

Re: RESPONSE TO A REPORT TO PREVENT FUTURE DEATHS - Regulation 28 of the Coroners (Investigations) Regulations 2013

I write in response to the Report to Prevent Future Deaths served following the inquest into the tragic death of Mrs Clarice Berry.

Firstly, I wish to repeat my sincere condolences to Mrs Berry's family. Her death was a terrible tragedy and one which has caused me considerable sadness. Although nothing can change what has happened, I have spent a great deal of time reflecting upon the events and considering what further steps I, as a landlord, can take to reduce the possibility of anything similar occurring again.

I am not a property management professional and have, for many years, relied upon my appointed managing agents, latterly Kaye Mackenzie Property Management ('KMPPM') to undertake the day-to-day management of my residential properties. Their responsibilities have included collecting rents, arranging repairs, liaising with tenants and bringing significant matters requiring my attention to me so that I could make decisions regarding expenditure and repairs.

Whilst I remain satisfied that employing professional managing agents is the appropriate way to administer my property portfolio, I have concluded that, as a landlord, I should introduce an additional level of independent oversight.

Accordingly, I have instructed an independent property inspection company to carry out a comprehensive inspection of every residential property owned by S & G Properties (No. 2) Limited. Those inspections are currently underway and expected to be complete by 30 September 2026. I have attached to this correspondence a copy of the Independent Inspection Scope / Blank Inspection Report. Please note that any example information contained within the accompanying documents is an illustration and does not identify any current tenant, landlord, property or contractor.

The inspection process will have regard to the principles of the Housing Health and Safety Rating System. Where an inspection identifies a potentially serious hazard, the Company will ensure that appropriate interim safety measures are considered without delay, suitably qualified professional advice is obtained where required, and any necessary remedial works are monitored through to completion. The Company will retain a schedule recording the date of each inspection, the recommendations made and the action taken in response.

The purpose of appointing an independent inspector is to obtain an objective assessment of the condition of every property and to identify any maintenance, structural or safety issues requiring further attention. On receipt of each inspection report I will personally review the findings and, where recommendations are made, I will consider what further action is appropriate. Where specialist knowledge is required, I will obtain advice from suitably qualified professionals before deciding upon the most appropriate course of action.

Where works are recommended, I am committed to making appropriate funds available, subject to obtaining suitable professional advice and quotations where necessary, so that defects can be investigated and remedied within a reasonable timescale.

I have also discussed these matters in detail with KMPM, which continues to manage my portfolio. I understand that KMPM has substantially reviewed and strengthened its own inspection procedures following this tragic incident. I am informed that KMPM has developed structured inspection reports, formal hazard escalation procedures and a documented workflow for managing potentially dangerous defects from identification through to completion. I welcome these improvements and fully support their implementation across my properties.

Going forward, I intend that the management of my properties will benefit from two complementary levels of oversight. Firstly, KMPM will continue to undertake the day-to-day management of the portfolio, ensure statutory compliance, coordinate repairs and liaise with tenants. Secondly, independent inspections will provide an additional review of the physical condition of each property, allowing recommendations to be considered objectively and, where appropriate, acted upon.

I believe that these combined measures provide a stronger system than previously existed and will assist in ensuring that significant defects are identified, assessed and addressed appropriately such that there will be no recurrence of the events of 18 July 2021.

The events surrounding Mrs Berry's death have been deeply upsetting and have reinforced the importance of continually reviewing the way residential properties are managed. I sincerely hope that the additional measures I have now implemented demonstrate my commitment to learning from this tragedy and to fulfilling my responsibilities as a landlord.

Yours faithfully,



Director

S & G Properties (No. 2) Limited