

**RESPONSE TO A REPORT TO PREVENT FUTURE DEATHS
REGULATION 29 OF THE CORONERS (INVESTIGATIONS) REGULATIONS
2013**

Please do not include any living persons' names in this document, in accordance with the Chief Coroner's [PFD Publication Policy \(2026\)](#).

THIS RESPONSE IS BEING SENT TO:

The Senior Coroner for the Coroner Area Manchester West in response to a 'REPORT TO PREVENT FUTURE DEATH REGULATION 28' following an inquest into the death of **Clarice BERRY** that concluded on 18 July 2026.

1.	RESPONDENT In line with our duty under Regulation 29 of the Coroners (Investigations) Regulations 2013, S&G Properties (No 2) Limited provides this response within 56 days of the date of the Report to Prevent Future Deaths.
2.	DATE OF RESPONSE 17 August 2026
3.	CONFIRMATION OF CORONER'S MATTERS OF CONCERN The MATTERS OF CONCERN identified in the Report are as follows: a) neither S&G Properties (No 2) Limited nor KMPM is following the Department for Communities and Local Government guidance for landlords and property related professionals in respect of the Housing Health and Safety Rating System designed to avoid, or at the very least minimise, potential hazards, in particular by ensuring that conditions are reviewed regularly to try to see where and how their properties or the properties they are managing can be improved and made safer; b) there are no clear systems in place at either company and at the intersection of the two companies to prevent the recurrence of circumstances such as those leading to the deceased's death, namely the development of a serious hazard during a tenancy which, as in the deceased's case, is reported but is not appropriately or timeously responded to, or which is not identified by the tenant, including in relation to: i. the categorisation of defects (e.g., urgent, structural, routine); ii. how structural concerns are escalated (including by way of the instruction of a structural engineer); iii. ensuring the timeous completion of works (and the implementation of interim measures, such as fencing off, where delay is envisaged);

	c) neither S&G Properties (No 2) Limited nor KMPM have carried out a post-incident evaluation of whether the properties owned and management by them respectively are free from serious hazards which remain outstanding and have not come to the attention of the Local Authority.
4.	DETAILS OF ACTION TAKEN S&G Properties (No 2) Limited recognises the need for: • regular and appropriately recorded reviews of the condition of its residential properties; • clear arrangements for identifying and categorising significant defects; • prompt escalation of structural concerns to suitably qualified professionals; • interim safety measures where works cannot be completed immediately; • effective monitoring of recommendations and remedial works through to completion; and • a portfolio-wide review to identify any serious hazards which may not previously have been reported. Following the conclusion of the inquest, S & G Properties (No. 2) Limited reviewed the arrangements through which the condition of its residential properties is monitored. The Company has instructed an independent professional property inspection company to carry out an inspection of every residential property owned by it. The purpose of the independent inspection programme is to provide an objective assessment of each property's condition and to identify any maintenance, structural or safety matters requiring further investigation or action. The inspection process will have regard to the principles of the Housing Health and Safety Rating System. On receipt of each report, the Company will: • review the findings and recommendations; • obtain suitably qualified professional advice where specialist knowledge is required; • authorise appropriate remedial works; • make appropriate funds available, subject where necessary to professional advice and suitable quotations; • consider interim precautions where works cannot be completed immediately; and • monitor the matter until the recommended action has been completed or an informed decision has been recorded. The inspection programme is currently underway, and the Company will retain a schedule recording the date of each inspection, the recommendations made

	and the action taken in response. KMPM, as a professional managing agent, continue to undertake the day-to-day management of the portfolio of properties owned by S&G Properties (No 2) Limited, to include ensuring statutory compliance, co-ordination of maintenance and repairs and management of tenants. Following the Inquest, I have been made aware that KMPM has substantially reviewed and strengthened its own inspection procedures. In particular, it has developed structured inspection reports, formal hazard escalation procedures and a documented workflow for managing potentially dangerous defects from identification through to completion.
5.	DETAILS OF FURTHER ACTION PROPOSED S & G Properties (No. 2) Limited proposes to: • complete the independent inspection of all residential properties within the Company's portfolio by 30.09.2026; • maintain a central schedule of inspections, recommendations, actions and completion dates; • review each independent inspection report at director level; • obtain specialist structural or surveying advice where an inspection identifies possible structural movement, instability or another potentially serious hazard; • ensure that reasonable interim safety measures are considered and implemented where appropriate pending permanent works; • provide appropriate authority and funding for necessary investigations and remedial works; • work with the managing agent to monitor recommendations through to completion; and • maintain an ongoing programme of periodic independent inspection, with the frequency reviewed according to the age, condition and risk profile of each property. The Company will continue to review these arrangements and will introduce further improvements where professional advice, changes in guidance or practical experience indicate that this is appropriate.
6.	SIGNATURE Signed: [REDACTED] Name: [REDACTED] Position: Director For and on behalf of: S & G Properties (No. 2) Limited Date: 17 August 2026