

Pete Apps - News reporter of the year

PM's chief of staff did not act on multiple warnings about fire safety in months before Grenfell

<https://www.insidehousing.co.uk/news/pms-chief-of-staff-did-not-act-on-multiple-warnings-about-fire-safety-in-months-before-grenfell-new-letters-show-61883>

This was the key news story from Pete's major investigation into the government's failure to act on fire safety warnings in the immediate build up to the Grenfell Tower disaster.

He obtained previously unreleased letters from a source – with whom he has steadily built up trust in the months since the disaster – to reveal that Gavin Barwell, then chief of staff for the prime minister, was particularly culpable for a failure to act on seven warnings in the year before Grenfell – the last arriving just weeks before the fatal blaze.

The impact of the story, which broke the day before the second anniversary, was immense. His tweets breaking it have been seen by more than 500,000 people across the globe. There was follow up across the national media from *UniLad* to *The Guardian* and immediate calls for Mr Barwell to resign.

The story helps establish political culpability for the fire and ensure the inaction of politicians and the focus on deregulation in the build up to Grenfell do not drop out of the narrative surrounding the fire. This is crucial if we are to learn the lessons necessary to prevent another disaster.

L&Q wipes £170m from projected surplus due to market downturn and rising costs

<https://www.insidehousing.co.uk/news/news/lq-wipes-170m-from-projected-surplus-due-to-market-downturn-and-rising-costs-60006?Preview=1>

L&Q is the biggest business in the social housing sector by turnover and there is necessarily a sharp focus on its financial performance. It is a bellwether for the sector, among the UK's largest house builders of any kind and holds debts amounting to £4.8bn. In the year preceding this story, Pete had developed a relationship with a whistleblower within the organisation and this relationship delivered in spectacular fashion in January.

Pete was forwarded an internal email notifying senior staff that L&Q was about to announce a halving of its profits to investors due to a variety of factors, including Brexit. He was then able to verify and publish this story ahead of all the competition and before L&Q's stock market update. In terms of significant stories for a sector, a sudden and unexpected halving of profits for the industry leader is about as big as scoops get. Pete's scoop meant this information was provided to *Inside Housing* subscribers first – proving the vital significance of the title to its readership. The story is among the best read of the year at *Inside Housing* and proved a prescient and early warning of the Brexit related troubles in the London housing market.

Grenfell Inquiry judge will limit recommendations despite expert advice, letter reveals

<https://www.insidehousing.co.uk/news/news/grenfell-inquiry-judge-will-limit-recommendations-despite-expert-advice-letter-reveals-61456?Preview=1>

The Grenfell Tower Inquiry is on pause for a year, with the first phase recommendations of the chairman Sir Martin Moore-Bick hotly anticipated by all those who work in the built environment and fire sectors. Pete's scoop in May shed important light on what he is preparing to announce – and provided serious scrutiny of the effectiveness of the inquiry. Using confidential sources, Pete obtained a letter sent by the inquiry to the legal teams

revealing the recommendations made following the first phase would be significantly limited in scope – falling short of recommendations from the inquiry’s own experts. Given the importance placed on the inquiry recommendations by policy makers, and the delays to the timetable meaning the second phase may not conclude until 2021 this was an important scoop, proving that urgent reform should not wait for Sir Martin’s timescale to complete.

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PM's chief of staff did not act on multiple warnings about fire safety in months before Grenfell, new letters show

NEWS 13/08/19 7:00 AM BY PETER APPS

Theresa May's chief of staff was sent multiple, clear warnings to review fire safety rules in the months leading up to Grenfell, but failed to reply to letters or meet with the MPs raising concerns, new documents obtained by *Inside Housing* reveal.



Gavin Barwell, former housing minister and prime minister's chief of staff (picture: Rex Features)

Sharelines

- Prime minister's chief of staff did not act on multiple warnings about fire safety before Grenfell, new letters show #ukhousing
- Gavin Barwell was sent seven letters warning about fire safety and building regulations in the year building up to Grenfell. He did not act, new letters show #ukhousing




Gavin Barwell, who was housing minister in 2016 and 2017, received seven letters from the group of MPs responsible for scrutinising fire safety rules between September 2016 and May 2017 – with the last landing just 28 days before the fire at Grenfell Tower.

The letters warned of the risk of a deadly fire and called for a promised review of building regulations and fire safety to be carried out to prevent it.

But Mr Barwell sent just three short replies during this period and became so bad at replying that the group resorted to sending their letters by recorded delivery.

Ministers had previously been warned that if a tower block fire occurred "where the matters raised here were found to be contributory to the outcome, then the group would be bound to bring this to others' attention."

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-  Grenfell management company ignored Lakanal recommendations after government said they would 'not be mandatory'
-  Grenfell survivors group beams safety messages onto high rises as anniversary approaches
-  Have the promises made after Grenfell been kept?



Special investigation - The lost lessons of Lakanal: how politicians missed the chance to stop Grenfell

The letters are described as a "smoking gun" by Labour MP David Lammy and come as *Inside Housing* publishes the results of a major investigation into the failure to act on the coroner's recommendations from the fatal 2009 Lakanal House fire in time to prevent the 72 deaths at Grenfell Tower.

Inside Housing understands a total of 21 letters calling for change were sent to ministers Eric Pickles, James Wharton, Stephen Williams and Mr Barwell by the group between 2014 and 2017. Mr Barwell was made Theresa May's chief of staff after losing his seat as an MP in 2017.

BBC Panorama has previously reported these ministers were contacted by the group – but the new documents reveal the extent of the warnings missed.

Listen to an audio version of our investigation here:



The letters particularly push for a review of the requirement that the external surfaces of buildings have a 'Class 0' fire safety rating. Grenfell Tower was eventually clad with a material certified to Class 0.

They also called on ministers to reconsider the decision not to make retrofitting sprinklers mandatory for high-rises, given new costing analysis showed it had become much cheaper.

But ministers refused to listen to these warnings, with Mr Wharton at one stage citing the government's desire to "reduce the burden of red tape" in his refusal to act.

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In September 2014, then-minister Stephen Williams responded to a string of letters to tell the group he had "neither seen nor heard anything that would suggest consideration of these specific potential changes is urgent" and said he was "not willing to disrupt the work of this department by asking that these matters be brought forward".

The group's chair, Sir David Amess MP, responded on 28 October, writing that he was "at a loss to understand how you had concluded that credible and independent evidence which had life safety implications was not considered to be urgent".

He added: "As a consequence, the group wishes to point out to you that should a major fire tragedy with loss of life occur between now and 2017 in, for example, a residential care facility or a purpose-built block of flats, where the matters raised here were found to be contributory to the outcome, then the group would be bound to bring this to others' attention."

"These warnings are yet another smoking gun in a man-made, preventable tragedy that took the lives of 72 at Grenfell Tower."

David Lammy MP

Mr Barwell himself was first contacted him on 12 September 2016, with an invite to lunch and note saying that the post-Lakanal review of regulations had still not taken place.



Peter Apps
@PeteApps



These are the letters sent by MPs to Gavin Barwell in 2016 and 2017 warning him to act on fire safety in high rises.

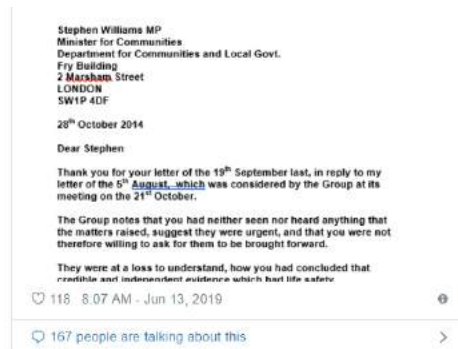
To set the scene, this was sent to his predecessor in 2014 - saying the fire safety group was 'at a loss' to understand why the govt was not acting



ALL-PARTY PARLIAMENTARY FIRE SAFETY & RESCUE GROUP

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Vice Chairman: Roger Williams MP
Secretary: Jim Fitzpatrick MP Treasurer: Peter Aldous MP
Hon Administrative Secretary: Ronnie King CBE
Other Group Officers: Tony Lawson, Andrew Lynch

Secretariat Office: 19 Douglas Street, Westminster, London SW1P 4PA
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"Regrettably, we have yet to receive any announcement on this, which is of such importance to the fire and construction sector," the letter read. It also referred to a death of a pregnant woman in a tower block fire in Essex in May 2016 – which was in Sir David's constituency.

But Mr Barwell did not reply and also ignored a follow-up letter on 17 October. He finally replied on 14 November, saying a "statement would be made in due course" and declining the invite to lunch.

The group chased him again on 22 November, urging him to make an early statement on the review, but again received no response. They chased again on 20 February expressing "extreme concern" that the minister had not yet written to the residents of the block where the pregnant woman died.



Mr Barwell during an interview with Inside Housing in 2017 (pic Simon Brandon)

He finally replied on 5 April, saying the previous letters had been "lost in transit" and accepting that this was "completely unacceptable". He finally accepted their offer of a meeting.

The group replied on the 18 April saying: "It is over 11 years since Part B [dealing with fire safety] was last reviewed and I trust that the matters... will now receive your due consideration and early decision to proceed.

"The group firmly believes after being given a similar response by three successive ministers... that it is now the time to listen to what the fire sector is saying and get on with the promised review."

By this stage, it had resolved to send the letter by recorded delivery.

Mr Barwell finally responded to this letter on 2 May without setting a date for the review, and the group sent its last letter to him on May 19 – just weeks before Grenfell.

The planned meeting was then put off due to the snap election.

"The group firmly believes after being given a similar response by three successive ministers... that it is now the time to listen to what the fire sector is saying and get on with the promised review."

The group also contacted chancellor Philip Hammond in January and February 2017, calling for consideration of sprinklers in schools and high-rises and making it clear that the promised review of the regulations had not been carried out.

The chancellor instructed them to keep liaising with Mr Barwell.

David Lammy, a Labour MP who lost a friend at Grenfell Tower, said: "These warnings are yet another smoking gun in a man-made, preventable tragedy that took the lives of 72 at Grenfell Tower.

"The national and local government response to repeated warnings about safety in this block and others is characterised by apathy rather than action. Those culpable of gross negligent manslaughter must be held to account."

Grenfell United, the survivors and bereaved families group, said: "As shocking as these revelations are, they're not surprising. The evidence was there before the fire that regulations were not fit for purpose, materials were dangerous and testing systems flawed.

"What is surprising is the government's continued resistance to change. No

one cared enough then and no one seems to care enough now. Enough with supportive platitudes – we need change now before another Grenfell.”

A spokesperson for the Ministry for Housing, Communities and Local Government said the government “took action” on the coroner’s findings.

The spokesperson said the review of the guidance was “underway but had not been completed” by the time of the Grenfell fire and added that the government still “believes an appropriate level of fire safety can be achieved without the need to retrofit sprinklers”.

A review of Approved Document B, which deals with fire safety is currently under way, with the government saying it will respond to a consultation “in due course”.

Mr Barwell did not respond when *Inside Housing* contacted him for comment.

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L&Q wipes £170m from projected surplus due to 'market downturn' and rising costs

NEWS 30/01/19 2:45 PM BY PETER APPS

London's largest housing association has warned its staff its surplus will be cut in half this year due to a "downturn" in the property market and cost rises, *Inside Housing* can reveal.



L&Q's head office in Stratford, east London (picture: Sonny Dhamu)

Sharelines

- L&Q warns surplus will be halved as "market downturn" hits #ukhousing
- London's largest housing association tells staff it will make £170m this year, not the £342m it had based its plan on #ukhousing
- L&Q will seek "higher returns" from development as it battles a projected £50m fall in sales income and higher health and safety costs #ukhousing

L&Q told staff yesterday that it expects its 2018/19 surplus to be cut from the £342m it had based its financial plan on to £170m. This is down more than 50% from the record £348m booked in 2017/18.

In an email, obtained by *Inside Housing*, the 102,000-home behemoth said "a downturn in the property market" would leave its income from open market sales £50m below projections.

The association said it had also been hit by the cost of "health and safety, and improving the quality of our existing homes". This includes Portway House, which hit the headlines last week, and "15 other challenging schemes", the email said.

In a statement, below, the organisation referred to "unprecedented political and economic uncertainty" and said it is in "active discussions with government" over the issues.

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Downturn: why is L&Q cutting its surplus in half and what does it mean for the sector?



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L&Q to bring land business in-house to become 'master developer'

In the email, chief executive David Montague told staff L&Q's "balance sheet remains strong, which allows us to survive the financial pressures we face".

He said the organisation would look for "a higher financial return" from its development pipeline, among other steps it is taking to mitigate the impact.

Large housing associations have become increasingly exposed to the sales market in recent years, particularly in London, and experts warned other providers may struggle if L&Q proves to be a bellwether for the sector.

Howard Webb, a director at Link Asset Services, said: "There has been a steady stream of bad news from the market and from housing associations suggesting that sales programmes weren't progressing as planned.

"When things start to slow down, they can be reflected in the results pretty quickly. If this coincides with other unexpected cost increases elsewhere in the business, surplus can shrink quite dramatically.

"I have no doubt that L&Q has the financial strength to manage this, but there will be other housing associations that have slimmer margins and have started preparing later that could be more severely impacted."

A second expert source, who preferred not to be named, added: "L&Q has the biggest exposure to market sales, but also better risk management than other organisations.

"With the others, the sums might be smaller, but they could be more mission-critical."

Half-year results for 2018/19 from other large London housing associations have shown dips in surplus, but not to the same degree as L&Q is now forecasting.

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A senior source within the London housing association sector played down the impact on other associations, saying not everyone was experiencing the same health and safety cost pressures.

L&Q committed to improve its repairs performance last week after a report revealed defects in the service provided at Portway House, an 85-home scheme in south London.

It is not known what "challenges" it faces at the other 15 schemes, but associations across the sector have been investing heavily in fire safety works since the Grenfell Tower fire in 2017.

Last year, L&Q reported record results for the housing association sector, clearing a surplus of £348m on turnover of more than £1bn. Of this turnover, £120m came from open market sales.

A surplus of £170m would be the lowest figure reported by the association since 2014.

In the email to staff, Mr Montague said: "Things have proved a lot tougher than we thought. A weaker, more uncertain economy has led to a downturn in the property market. As a result, the money we get from sales of our new homes is £50 million less than we expected.

"We're also spending more on investing in health and safety and improving the quality of our existing homes. This includes investing time, resources and money in fixing problems at Portway House and 15 other challenging schemes. While this takes place, we continue to be under the magnifying glass of those outside our organisation who take an interest in what we do.

"Taking all this into account, it means that we expect to make a surplus of about £170m this year, rather than the £342m we based our plan on."

He said the organisation would take four steps in response to the financial pressure: it was "most unlikely" staff bonuses would be paid this year, non-discretionary recruitment would be frozen except in health safety, some planned works to improve stock would move to the next financial year and "a higher financial return" would be sought on new schemes. It does not plan to reduce housebuilding.

Ratings agencies and the Regulator of Social Housing have consistently warned in recent years that associations' growing exposure to the sales market will leave them more vulnerable to a market downturn.

The sector as a whole turned over £1.4bn from market sales in 2017/18, according to the regulator's combined accounts for the entire sector. This is more than double the £734m recorded in 2013/14.

According to the regulator, 78% of this activity is concentrated among 20 providers.

L&Q's statement in full:

A spokesperson for L&Q said: "The UK is in an unprecedented period of political and economic uncertainty, and we want to be completely open and honest with our people about the implications for L&Q.

"As with any period where there are challenging conditions, we must look at our short-term priorities, adapt where necessary and act prudently to ensure our long-term corporate objectives remain achievable.

"While market conditions remain tough we will be more selective about new business opportunities, but L&Q has a strong balance sheet and our long-term ambitions are unchanged.

"Our underlying financial strength means that we remain absolutely committed to investing in our existing homes to ensure the health and safety of our residents; we remain absolutely committed to investing in services and improving resident satisfaction; and we remain absolutely committed to our plans to build 100,000 new homes.

"The short term challenges we face are not specific to L&Q, and so we are in active discussions with our partners and the government to ensure that we can overcome market obstacles and do everything we can to fix the housing crisis."

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Grenfell Inquiry judge will limit recommendations despite expert advice, letter reveals

NEWS 16/05/19 7:00 AM BY PETER APPS

The judge leading the Grenfell Inquiry will not make recommendations on a range of fire safety issues in his long-awaited phase one report – despite his experts warning that they require “urgent and very far-reaching reform”.



Sir Martin Moore-Bick, the judge leading the Grenfell Inquiry



Sir Martin Moore-Bick, the judge leading the Grenfell Inquiry

But in a letter to core participants last month, his solicitor Caroline Featherstone revealed he will limit any recommendations strictly to the evidence discussed in the first phase, which dealt almost exclusively with the night of the blaze.

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Chair of Grenfell Inquiry hopes to publish first report by spring



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Next phase of Grenfell Inquiry 'unlikely' to start until 2020, says judge

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The Grenfell Inquiry could take years - but social landlords must act today

The letter, sent on 5 April and seen by *Inside Housing* this week, said the expert reports "harbour very significant concerns which call out, [the experts] believe, [a need] for urgent reform, and in some cases very far-reaching reform".

But she added that any recommendations "need to be firmly rooted in the chairman's analysis of the evidence".

She wrote: "The fact that the chairman does not consider it appropriate to make any particular recommendation at this stage should not be taken as an indication that he does not regard the matter as important or that he will not make a recommendation in due course."

Sir Martin declined to hold a public hearing to discuss this and the expert reports on recommendations have not yet been released by the inquiry.

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This means it is not clear which issues the experts raised that will not be addressed in his report – although the letter did specifically reference "the adequacy of the current testing regime".

The letter also reveals that "core participants" – understood to be some of the bereaved, survivors and relatives – called for the judge to make "urgent" recommendations ahead of publishing his report.

It said that he would have had the power to do so "if he had discovered something that in his view was so urgent that it called for immediate action in the interests of public safety".

However, it added: "Although many useful suggestions have been made which may contribute to recommendations in the phase one report, the range and divergence of views expressed by those who have offered suggestions (as well as by the experts) have led [Sir Martin] to the conclusion that there are no steps whose implementation is of such immediate obviousness, urgency and importance that he should write to the prime minister with recommendations in advance of the phase one report."

Inside Housing understands that the judge will not publish his phase one report before the two-year anniversary of the fire on 14 June.

Last month, the inquiry said it would need to undertake "Maxwellisation", which gives those facing criticism the right to respond, before publication but did not give a timeline for publication.

The letter, which is reproduced in full below, added: "All those interested, whether they are commercial or public bodies, should note [the views of the experts] with care.

"The fact that in some instances the inquiry's experts have expressed views on matters which will be investigated in phase two (such as the adequacy of the current testing regime) reflects both the width of their instructions, their honestly held views based on their expertise and experience.

"The fact that such concerns may be regarded as phase two matters on which the evidence is at present incomplete should not be taken as a reason for ignoring them."

Phase two of the inquiry is not due to start until the end of the year and could last for up to two years.

Letter to core participants



Sent on 5 April

The purpose of this letter is to explain the approach the chairman intends to take in relation to urgent interim recommendations following consideration of the various submissions he has received from core participants, and the views of the inquiry's experts who were asked to

participants, and the views of the inquiry's experts who were asked to express their opinions about what recommendations could and should be made now.

As part of the inquiry's terms of reference the prime minister has asked the chairman to make such recommendations as he considers appropriate in the light of the facts that are uncovered as a result of the inquiry's investigations.

If recommendations are to carry weight with those to whom they are directed they must be clearly supported by the inquiry's findings, which must in turn be clearly supported by the evidence.

The chairman's findings will be set out in his report to the prime minister, together with a summary of the evidence on which they are based, so that those who read the report can understand the position clearly.

For that reason recommendations are normally set out in the report and linked to the findings.

That would not prevent the chairman from writing to the prime minister at an earlier stage, if he had discovered something that in his view was so urgent that it called for immediate action in the interests of public safety, but that would be unusual.

If a recommendation of that kind were to carry any weight, however, it would also have to be supported by a summary of the evidence and conclusions on which it was based.

At the procedural hearing on 3 September 2018 counsel for some of the core participants submitted that a number of steps were so urgently required in the interests of public safety, and were so obvious, that they should be the subject of interim recommendations in advance of the Phase 1 Report now being prepared.

In the light of those submissions the chairman agreed to allow core participants to suggest potential recommendations and a timetable for doing so was subsequently set.

At that stage the chairman envisaged that at some point it might be helpful to have a hearing to discuss the suggestions and responses to them and provision for that was also made, together with an opportunity for him to seek advice from the expert witnesses instructed by the inquiry.

Short reports from those experts from whom the chairman has sought advice have now been received and are being disclosed to core participants today.

The chairman has given careful consideration to the proposals put forward by core participants and to the statements from various institutional bodies about the steps they have taken in response to the fire.

He has also considered the advice he has received from the inquiry's experts.

Although many useful suggestions have been made which may contribute to recommendations in the Phase 1 Report, the range and divergence of views expressed by those who have offered suggestions (as well as by the experts) have led the chairman to the conclusion that there are no steps whose implementation is of such immediate obviousness, urgency and importance that he should write to the prime minister with recommendations in advance of the Phase 1 Report.

The chairman is concerned to ensure that subjects of wide-ranging importance are fully and carefully considered in the context of the broader evidence to be heard at Phase 2, when the inquiry's investigations will include some areas of interest that were touched on, but not fully explored, in Phase 1.

Until that has been done it is not possible to determine in relation to any particular area of investigation whether limited changes are called for or more radical reform is required.

The divergence of opinion between the core participants themselves and between some of the inquiry's experts, is a strong indication that the question of recommendations is far from simple and needs to be firmly rooted in the chairman's analysis of the evidence and his conclusions based on it.

The chairman intends to complete his Phase 1 Report and send it to the prime minister as soon as possible.

For the reasons set out earlier, the nature and scope of any recommendations made in that report will depend on his findings which must themselves be based on the evidence adduced at Phase 1.

However, in addition to making formal recommendations, the chairman also intends to consider whether he should draw attention in his report to areas of particular concern that call for immediate review by those responsible for them and, if necessary, further investigation in Phase 2 of the inquiry.

Indeed, the chairman would go further. It is clear from the opinions expressed by the inquiry's experts in their various reports, including their reports on recommendations, that they harbour very significant concerns which call out, they believe, for urgent reform, and in some cases very far-reaching reform.

Those concerns arise now. All those interested, whether they are commercial or public bodies, should note them with care. The fact that the chairman does not consider it appropriate to make any particular recommendation at this stage should not be taken as an indication that he does not regard the matter as important or that he will not make a recommendation in due course.

The fact that in some instances the inquiry's experts have expressed views on matters which will be investigated in Phase 2 (such as the

views on matters which will be investigated in Phase 2 (such as the adequacy of the current testing regime) reflects both the width of their instructions, their honestly held views based on their expertise and experience, and the fact that core participants themselves have raised concerns about matters that will be considered in Phase 2.

The fact that such concerns may be regarded as Phase 2 matters on which the evidence is at present incomplete should not be taken as a reason for ignoring them.

The chairman is grateful for all the proposals and suggestions put forward by core participants, all of which he will take into consideration when writing his Phase 1 Report.

However, in the light of the matters set out above he has come to the view that any recommendations that can be made at this stage ought to be made in that report.

In those circumstances, he does not think that at this stage an oral hearing to discuss recommendations would be of assistance.

The following documents will be available in the Core Participant Workspace on Relativity later today as Phase 1 Disclosure Tranche 106:

1. Letter of Instruction to Prof Luke Bisby
2. Letter of Instruction to Prof Edwin Galea
3. Letter of Instruction to Prof José Torero
4. Letter of Instruction to Dr Barbara Lane
5. Letter of Instruction to Colin Todd
6. Letter of Instruction to Steve Mc Guirk
7. Summary Table of Core Participants' Submissions on Recommendations
8. Report of Prof Luke Bisby
9. Report of Prof Edwin Galea
10. Report of Prof José Torero
11. Report of Dr Barbara Lane
12. Report of Colin Todd
13. Report of Steve McGuirk.

Yours faithfully,

Caroline Featherstone

Solicitor to the Inquiry

The Grenfell Tower Inquiry



Closing statements

Day 85: victims' lawyers attack the fire brigade

Further expert evidence

Including some additional evidence from emergency call handlers, bereaved and relatives

Day 84: further evidence from survivors and relatives

Day 83: swift evacuation of tower possible if residents alerted

Day 82: initial fire was extinguished but then returned to the flat

Day 81: overheating fridge-freezer most likely cause of fire

Day 80: fire doors installed did not match product tested

Day 79: resident advised to stay put despite fire in flat

Day 78: insulation and cladding material below required standard

Day 77: molten plastic spread blaze down tower

Day 76: 'stay put' should be dropped when fire spreads across floors

Other witness evidence

Police, ambulance, gas suppliers, council, TMO and call room operators give evidence

Day 75: call room operators give evidence

Day 74: further evidence from TMO officers

Day 73: TMO boss failed to pass information to firefighters

Day 72: fire finally extinguished when gas switched off

Day 71: further questions over stay put advice

Day 70: the police evidence

The bereaved, survivors and relatives' evidence

Day 69: video shows smoke billowing through fire door

Day 68: KCTMO removed self closing mechanism and never replaced it

Day 67: gaps in cladding fixed with duct tape

Day 66: 'don't fix broken system with a sticking plaster'

Day 65: survivor dragged disabled man down nine floors to safety

Day 64: KCTMO 'did not replace broken fire door'

Day 63: foam insulation inside cladding 'exposed' says survivor

Day 62: father gives harrowing account of son's death

Day 61: council's management organisation slammed for faulty electrics

Day 60: stay put advice 'led to deaths', residents say

Day 59: residents describe problems with new windows

Day 58: survivor describes how daughter saved his life

Day 57: firefighter evidence 'a slap in the face', says survivor

Day 56: relations with contractor were 'toxic'

Day 55: resident 'never happy' with stay-put advice

Day 54: tenant gives evidence about housing association

Day 53: stay put advice 'felt like trap'

Day 52: resident saved by son's phone call

The firefighters' evidence

Day 51: firefighter feared encouraging residents to jump

Day 50: the LFB commissioner

Day 49: fire chief reveals frustration over lack of building plans

Day 48: internal fire spread 'bigger story' than cladding

Day 47: fire officer considered evacuating crews over building collapse fears

Day 46: 'we were improvising' senior firefighter admits

Day 45: firefighter urged for abandonment of 'stay put' policy

Day 44: firefighter recalls radio signal difficulties

Day 43: call handler 'uncomfortable' with insisting residents stay put

Day 42: residents only told to leave if they called fire brigade back

Day 41: breathing equipment delay 'hampers rescues on upper floors'

Day 40: chiefs told firefighters to abandon policy

Day 39: firefighters reveal dramatic rescue of children

Day 38: firefighters issue apologies to families

Day 37: council 'unable to provide tower plans'

Day 36: QC defends inquiry process

Day 35: Javid would welcome interim recommendations

Day 34: water from hose 'too weak' to reach the flames

Day 33: 'oh my god, we've been telling people to stay put'

Day 32: further fire fighter describes lack of equipment and low water pressure

Day 31: 'incredibly difficult' task of recording information outlined

Day 30: struggle to maintain control over rescue operation described

Day 29: fire service 'overwhelmed' by survival guidance calls
Day 28: 'the building beat us'
Day 27: firefighters 'forced to abandon plans to reach roof'
Day 26: poor signage hindered rescue efforts
Day 25: water pressure left firefighting equipment 'like garden hose'
Day 24: decision to abandon 'stay put' explored
Day 23: TV images 'could have assisted' rescue effort
Day 22: description of hectic scenes in the control centre
Day 21: account from the fire service 'nerve centre'
Day 20: firefighter describes 'huge volume' of calls from trapped residents
Day 19: firefighter 'given no training on cladding fires'
Day 18: evacuation would have been 'huge catastrophe'
Day 17: firefighters describe access and lift issues
Day 16: scenes of carnage likened to 9/11
Day 15: firefighters recount trauma of survival guidance calls
Day 14: firefighters describe spread of blaze
Day 13: firefighters recall radio difficulties
Day 12: "it was like a war zone"
Day 11: questions raised over fire fighters' radios
Day 10: watch manager emotional under questioning
Day nine: lead firefighter 'not trained in stay put policy'

The expert reports: authors give evidence to inquiry

Day eight: where the fire started
Day seven: what was in the cladding?
Day six: the cause and spread of the fire
Day five: expert highlights key issues
Day four: firefighters defend response to fire
Day three: council and contractors appear for the first time
Day two: lawyers for the survivors make their case
Day one: expert evidence released on cladding and stay put

The commemoration hearings

30 May: Grenfell Council 'recognised it should not house disabled victim above four storeys'
29 May: Anger on day six of the Grenfell inquiry
25 May: Grenfell families 'forced to live in chimney with stay put policy'
24 May: Grenfell family complained about father being housed on 17th floor
23 May: Tributes to children on third day of Grenfell hearings
22 May: Emotions run high as Grenfell bereaved shown footage of the tower burning
21 May: Grenfell victims share tributes as inquiry opens

Fire safety



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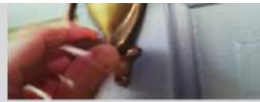
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