# Residents in Stevenage face challenges selling flats due to fire safety certificate issues



Residents of a shared-ownership flat in Stevenage are facing significant challenges in selling their properties due to issues surrounding fire safety certifications, specifically linked to allegations of malpractice involving a fire safety engineer. The situation stems from ongoing concerns following the tragic Grenfell Tower fire, which intensified scrutiny on fire safety in residential buildings, particularly those over 18 metres in height.

The individual, identified only as ZV, owns 45% of their shared flat and pays rent on the remaining 55% to Metropolitan Thames Valley Housing (MTVH). Despite possessing a valid fire risk certificate issued by Adam Kiziak of Tri Fire, prospective buyers have been deterred due to Kiziak's suspension amid investigations into allegations of forging fire safety certificates, which are crucial for securing mortgages. ZV noted a growing frustration with MTVH, stating, "It’s beginning to seem like a prison."

The implications of the allegations against Kiziak are significant. Since 2020, Kiziak's firm, Tri Fire, has signed off on numerous buildings, but now residents linked to these buildings are facing dire consequences as lenders withdraw mortgage offers. The situation was exacerbated as MTVH allegedly delayed notifying residents about the problem for three months while ZV's flat was listed for sale, rendering the sale pointless and leading to increased rental payments during this period.

MTVH has acknowledged a knowledge of the issue prior to alerting its residents and confirmed that it requested a new fire safety assessment from the freeholder, Land Charter Homes, shortly after being approached by ZV. Land Charter Homes, which oversees the building’s management through its agent, Six Hills Management Ltd, indicated that it spent considerable time verifying the legitimacy of the original EWS1 certificate before taking action. Following pressure from residents, a new fire safety survey was completed recently, with the final report expected soon.

As residents await the outcomes of these assessments, their ability to sell their flats remains hindered significantly. ZV has expressed concerns over losing potential buyers while facing uncertain rental costs exacerbated by the ongoing situation. The predicament highlights the broader issues surrounding fire safety certification processes and the repercussions of alleged malpractice, leaving many individuals grappling with unsellable properties and increasing financial burdens.

Source: [Noah Wire Services](https://www.noahwire.com)