Spencer West LLP and Prime Property Management

Joint Press Statement

Royal Gateway, Caxton Works

25 November 2026

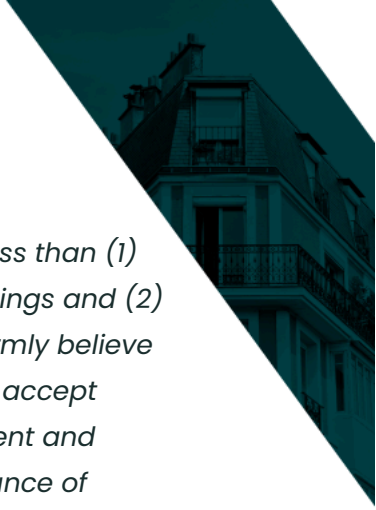
Spencer West LLP and Prime Property Management welcome the intervention of the Rt Hon Angela Rayner MP, Secretary of State for Housing, Communities and Local Government. In her letter of 24 November 2026 to the Chairman of The Galliard Group, she expressed significant concern about Galliard's actions since residents were evacuated on safety grounds. She called on the developer to reimburse residents and to make sure everyone who needs support gets it without delay. As the Secretary of State said: "No one should have to choose between an unsafe home and having nowhere to sleep."

In October, the residents of Royal Gateway's 338 homes had to leave their buildings, and the businesses in its 13 commercial units had to close their doors. Since then, Spencer West and Prime have worked side by side, every day, on behalf of their client, the Royal Gateway RTM companies (Rylgateway SCV RTM Company Limited and Rylgateway TPC RTM Company Limited), and for the leaseholders, residents and businesses affected. Spencer West has led the legal response, and Prime has managed the buildings and kept everyone informed and involved, with clear and frequent communication. Between them, they have pressed for answers and accountability. The Secretary of State's intervention shows that the work is being noticed and that the situation at Royal Gateway is being taken seriously at the highest level of Government.

Spencer West and Prime have jointly presented the case for everyone affected at Royal Gateway directly to the Ministry of Housing, Communities and Local Government and to James Asser, MP for West Ham and Beckton, **[and others, e.g. Newham Council]**, making sure decision-makers hear first-hand what those affected are facing.

Ross Wilson, Partner at Spencer West, said:

> *"The Secretary of State's intervention on the Royal Gateway Development is welcome. Nevertheless we still require Galliard, Newham Council and other relevant third parties to provide consistent, meaningful and collaborative engagement with us. This has been, in our opinion, woefully lacking to date and is why we feel the Secretary of State has intervened.*



> *We firmly believe our clients (and those affected) should expect nothing less than (1) timely and full remediation of the transfer slabs and if applicable, the Buildings and (2) complete reimbursement of all incurred and anticipated losses. We also firmly believe this can only happen once Galliard and any other relevant third parties (1) accept liability and (2) provide full, complete and transparent oversight of all current and anticipated remedial investigations and works. Disappointingly no acceptance of liability has been forthcoming despite multiple requests.*
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> *We shall continue to take all steps to protect our clients in this matter. Whilst they wish to avoid any formal proceedings, our clients stand resolute and shall not hesitate to engage the Court process if all issues at the Royal Gateway Development are not resolved in a timely and / or adequate fashion".*

Laura Jones, Director at Prime Property Management, said:

> *"At Prime, we put life before lease, so we welcome the Secretary of State's call for residents of Royal Gateway to be put first. Behind every home and business at Royal Gateway in Canning Town are people whose lives and livelihoods have been turned upside down since they were forced to leave because of structural safety concerns, and we never lose sight of that.*
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> *We believe leaseholders should be in control of their buildings, and that everyone who lives and works in them should be informed, involved and supported, most of all when things go wrong.*
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> *Working alongside Spencer West and our client, the Royal Gateway RTM companies, we have done whatever it takes to put the people of Royal Gateway first. We will keep standing with every resident, leaseholder and business at Royal Gateway, doing what's right rather than what's easy, until everyone affected has the support they need and is able to return safely."*

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