



Safety in your building

8 November 2022

Hutley Wharf,
Branch Place,
Islington,
N1 5PW

Dear residents,

Building safety update – reminder of simultaneous evacuation strategy

I wanted to provide you with an update on building safety at your block and what the overall building manager has done. Firstly, Network Homes is the head lessee of your property, but is not the owner of the building. The building owner is Southern Land Securities Limited, and it has appointed Together Property Management (TPM) to manage the building on a day to day basis.

We are not the building owner or manager, and therefore we are not able to carry out building safety work to the external wall ourselves. We are the head lessee for flats 1-6, 9 and 13. We manage the communal area for flats 1-6, while flats 9 and 13 are managed by TPM.

Investigations into external wall system

TPM appointed ORSA in 2021 to carry out an EWS1 external wall investigation which found concerns and recommended replacement of timber cladding and balcony decking, and further external wall surveys.

TPM then took advice from Fast R Solutions as the building fire risk assessor which recommended exploring alternative more cost effective methods of mitigating the fire risk. They recommended installation of a common fire alarm system which TPM then arranged.

After this, ORSA issued a revised report stating the risk has been mitigated and issued an EWS1 form (external wall system certificate) with a B1 Rating. This rating means the building has a sufficiently low rating that means remedial work is not required. An EWS1 form can also help leaseholders/shared owners who want to sell or remortgage. You should have received a copy of this EWS1 form from TPM.

ORSA's report states the following:

- **EPS render:** adequate and does not require removal
- **Timber cladding:** should be treated with a fire retardant coating when the opportunity arises
- **Zinc cladding:** cavity barriers are adequately installed, zinc cladding can remain.

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A reminder

Your building's fire strategy is **simultaneous evacuation**, which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

A summary of this letter

The property manager who is in charge of the external wall commissioned a report to check the safety of your building.

The fire engineer appointed gave the building a B1 rating, meaning no remediation is required and the building is low enough risk.

They also recommended that the timber cladding should be treated with a fire retardant coating.

We've asked TPM to confirm they have the appropriate consents for the work, and how fire risk will be managed going forward. We'll let you know when we have got a response from them on these matters.

Please fill out our vulnerability form on our website if you or a member of your household will need to be rescued in the event of an incident.



Fire strategy – simultaneous evacuation strategy

The building had a new fire alarm system installed last year. Fast R Solutions, the building fire risk assessor recommended installing the common fire alarm and changing the fire evacuation strategy to simultaneous evacuation. This means that **if you hear a fire alarm sound, you should evacuate the building immediately**. We will be changing the signage in the block we manage (flats 1-6) to ensure the fire notices reflect this. Please speak to the members of your household and ensure they all know what to do in the event of the alarm sounding, and that they know where the fire exits.

Do you need to be rescued in a fire incident?

If there were an incident where you needed to escape the building, are you and your household able to without help? If you think you would need to be rescued, please fill out our vulnerability form on our website. Our Health and Safety team will then be in touch with you. They may recommend a Personal Emergency Evacuation Plan (PEEP) which you would work on together to see how you would escape in the event of a fire. If you think this applies to you or a member of your household, please fill out this form on our website: <https://www.networkhomes.org.uk/building-safety-vulnerability/>. And if you think it might be relevant to one of your neighbours, please speak to them about it as well.

What Network Homes is doing?

We are continuing to liaise with TPM about the fire risk arrangements for the building. We have asked TPM a number of questions to confirm they have obtained all the necessary consents required and understand how TPM will continue to manage the fire risk at the building. We will write to you as one of our residents when TPM have replied to all our questions.

Further support

If you need further support, you can:

- Go to the London Fire Brigade's website to be guided through a fire risk assessment of your home: <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/>
- Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Kind regards
Raj Gandecha
Head of Resident Management (Building Safety)