

Safety in your building

15 February 2024

1-26 & 27-38 Coles Green Court,
Coles Green Road,
Dollis Hill,
NW2 7FL

Dear residents,

External wall investigation outcome – remediation may be required.

Following our letter to you on 12 January, our project managers have met with our FRAEW (Fire Risk Appraisal of External Wall) provider, PRP Architects to discuss the draft FRAEW document. PRP are currently updating the existing FRAEW based on our comments and will provide an updated FRAEW by the end of February.

Remediation may be needed – further investigations to confirm

Having gone through the findings, regrettably both blocks at Coles Green Court are likely to require some form of remediation work behind the cladding and to replace balcony decking. We will need to carry out further intrusive investigations to the top floor cladded areas and some balconies to confirm the full scope of remediation work needed to the building. We are liaising with PRP to confirm a date when these further investigations can take place and as soon as we know, we shall write to you.

As you know from our previous letters, there is still an incredibly high demand for qualified people to complete FRAEWs and other roles on building safety remediation project. We are aiming for the next investigations to be in March and ask residents with top floor flats to assist us by providing access to their properties.

PRP have confirmed to us that these external wall and balcony issues **do not** require interim measures such as waking watch or additional fire alarms. Therefore, the **fire strategy at 1-26 & 27-38 Coles Green Court can remain as stay put.**

We are aware some leaseholders have been requesting an EWS1 Form to aid with selling or remortgaging their flat. An EWS1 Form with an appropriate rating (A1, A2, B1) will only be able to be provided after remediation work is completed. We are sorry leaseholders will have a further period to wait for an EWS1 form.

Cost of FRAEW investigations and required remediation works

As the FRAEW investigations have revealed a potential for remediation works, the investigation costs will be paid by SNG and not passed onto leaseholders. The further investigations and potential remediation may be covered by the government's Cladding Safety Scheme (CSS) and we're making an application in case support from the fund is required in the future. Once we receive the updated FRAEW we will continue our application to the fund. You can read about the CSS here: <https://www.gov.uk/government/publications/cladding-safety-scheme>.

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A summary of this letter

We have reviewed the first draft of the FRAEW. Some remediation will be required to cladded areas and balconies.

We need further intrusive investigations to confirm the scope of remediation needed. We will write to confirm the date of these further investigations.

We will cover the cost of previous investigations.

We are applying for the Cladding Safety Scheme to cover the further investigation and any potential remediation works.

A reminder

Your building's fire strategy is **stay put**, so you should stay in your home unless you are directly affected by smoke, heat or fire, or are told to evacuate by the fire brigade. There is no communal alarm in the building.

Next Steps

We have notified the original contractor (Bugler Developments) that built Coles Green Court about the preliminary finding of the FRAEW as they may have some contractual liabilities in respect of the external walls. It is usually the interest of all parties, including residents, if the original build contractor returns to rectify issues. In our experience these discussions with contractors can take many months and in complex cases more than a year before remediation starts. Our aim is to expedite this so remediation work can take place as quickly as possible for our residents.

We will arrange for the building fire risk assessment to be updated and also notify the London Fire Brigade and the building insurer.

Dedicated website page

We've created a dedicated webpage on our website where we will post all Coles Green Court updates. We'll keep texting them out to you, but you'll be able to see all updates together on this page. You can visit the page at www.networkhomes.org.uk/ColesGreenBuildingSafety. We will also put posters up around the block with a QR code linking to the website.

If you have any questions, please get in touch with us on customerservice@networkhomes.org.uk.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)