

## Safety in your building

16 May 2024

1-38 Wood Court,  
Harlesden Road,  
Willesden,  
NW10 3AQ

Dear residents,

### Building safety remediation works required to your building

We wrote to you last year about carrying out an investigation into your building's external wall system. Since carrying out our investigation, we have been liaising with our fire engineer and they have now issued a Fire Risk Appraisal of External Walls (FRAEW) report for your block. Having gone through the findings, regrettably the fire engineer has identified that remedial works behind the cladding and to replace balcony decking is required at Wood Court.

The fire engineer has confirmed to us that these external wall and balcony issues do not require interim safety measures such as waking watch or additional fire alarms. Therefore, the **fire strategy at Wood Court can remain as stay put**.

### Next steps

We have notified the original contractor Hill Partnerships that built Wood Court about the preliminary finding of the FRAEW, as they may have some contractual liabilities in respect of the external walls. It is usually in 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 your peace of mind.

We will arrange for the building's 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 Wood Court updates. We'll keep texting them out to you, but you'll be able to see all updates together on our dedicated page: [www.networkhomes.org.uk/WoodCourtBuildingSafety](http://www.networkhomes.org.uk/WoodCourtBuildingSafety). 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](mailto:customerservice@networkhomes.org.uk).

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)

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### **A summary of this letter**

Following your building's investigation last year, we have reviewed the fire engineer's report. They have stated that some remediation will be required to the window and external walls. No interim safety measures are required.

We have notified the original contractor and in discussion regarding the findings. We'll update you regularly going forward.

### **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.