

Safety in your building

19 June 2024

Grand Union Heights,
Northolt Road,
Alperton,
HA0

Dear residents,

Remediation expected to begin in late Summer

When we last wrote to you, we asked that you prepare for the necessary external wall remediation to begin by clearing items from your balconies. We got slightly ahead of ourselves, as we're now expecting the remediation to begin on the building in late Summer at the earliest.

For those of you who have already cleared your balcony, thank you for your swift action. And for those who have not yet cleared balconies, please be aware that we will write again when we've got a confirmed start date. This will give you a couple of weeks' notice of balconies needing to be empty. If you've got large items, please start thinking about where you will be able to put them, or if you need to have a clear-out, it may be time to begin doing so.

Why do balconies need to be cleared of items?

We'll be doing a lot of work on the external wall and balconies during the project. We want to make sure all of your items are protected from damage during this complex project, and the best way to do that is to ensure they aren't on balconies.

As we'll also be carrying out remediation to balconies, we need to be able to access all areas of balconies, so items cannot remain there. As a reminder to our residents there should be no combustible materials stored on your balconies. Combustible items are anything that could catch fire or add fuel to an already established fire. As guidance for balcony use, we ask that you please:

- Remove any cooking equipment on balconies, including barbeques.
- Remove any personal possessions including plastic plant pots.
- Remove any combustible materials.
- Remove any sheds, wooden or other type of storage structure, including their contents.
- Always take care when disposing of smoking materials, ensuring they are fully extinguished.
- Never leave lit smoking materials unattended.
- Never use open flame candles or barbeques on balconies.

Pilot exercise

We let you know earlier this year that we were going to be carrying out a pilot to trial our approach in remediating the external wall system. The pilot to install a small area of new cladding on the podium has now completed. This was a good learning activity for the contractor and the works were witnessed by our Approved Building Control Inspector. Our contractor has also been carrying out pre-commencement works to design the scaffold and the site welfare facilities, which will be situated at the front of Grand Union Heights where the current bike stands are located. Surveys have also been done to roof areas to confirm their condition and within a small number of flats to give the sprinkler subcontractor an idea of the building layout. Thank you to all the residents who have given access to their properties whilst United Living undertake this design work.

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A summary of this letter

We're now expecting to start remediation in late Summer – please make sure you have a plan to clear your balcony of all items by then.

A reminder

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

We have also been in dialogue with the Department for Levelling Up, Housing and Communities (DLUHC) regarding our building safety fund application. We have submitted all the information that they have requested and are waiting their decision.

Next steps

As mentioned above, once we've got a confirmed start date, we'll write to you again. At the moment, we expect this to be in late Summer and we'll hold a resident webinar so we can talk through all the work required and you'll be able to ask us any questions you may have.

Further support

If you need further support, you can:

- Go to the London Fire Brigade's website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): 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: www.networkhomes.org.uk/buildingandfiresafety/
- View resources which may help: www.networkhomes.org.uk/buildingsafetyresources/
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/
- We understand building safety works can be frustrating and take time to resolve, however we ask that you still treat our staff with respect as they are trying to get the issues at your building fixed. You can read more about how we want to respect each other in our service charter: www.networkhomes.org.uk/your-home/service-charter/
- Check our document library for your building's letters and documents – it takes a little while to load: www.networkhomes.org.uk/guhbuildingsafety/
- 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)

Progress at your building

There's lots of stages until we complete the work at your building. Here's what we're up to and how long we've got left:

- | | |
|---|---|
| 1. Identify building as requiring investigation. | 9. Agree start/finish dates for the work – we're working on this |
| 2. Carry out an external wall investigation to PAS9980 standard. | 10. Lender letter issued. |
| 3. Issue investigation report determining if there are issues. | 11. Hold a resident webinar to answer any questions. |
| 4. Establish the scope of the required works. | 12. Start remediation work. |
| 5. Implement any required interim safety measures. | 13. Remediation work taking place. |
| 6. Design the solution to fix the issues found. | 14. Remediation work complete. |
| 7. Appoint contractor to carry out the work. | 15. Interim safety measures stopped. |
| 8. Determine funding source/relevant warranty/insurance. | 16. EWS1 form issued – risk rating of building confirmed as low. |