

Contact: Timber Frame Homes Team
Email: TimberFrameHomes@barnet.gov.uk
Tel: 0208 359 5348
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Reference: Timber Frame Homes

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Dear Resident,

As set out in the November letter, we have investigated alternative options to replacing the cladding on your property and removing any Category 1 hazards assessed under Housing Health and Safety Rating System (HHSRS). Your property has been identified as a 1930's timber clad and timber frame terrace and therefore the following options for remediation are possible **if** your property is found on inspection to have a category 1 hazard for fire.

If your property is located between two council-owned properties or is an end of terrace next to a council-owned property, the council is pleased to tell you that you will not be asked to contribute to any remediation works to the party walls. The work completed on council-owned homes will significantly reduce the likelihood of a category 1 hazard, however a survey would still be carried out to confirm this.

Remediation options: (further details overleaf)

- Option 1 – the original remediation option of full replacement of the cladding
- Option 2 – a fire break under cladding on the party wall with detectors in the loft space. The Council will be completing this option on council owned properties
- Option 3 – an automatic fire suppression system, such as sprinklers or misting solutions

Loan and repayment option

We understand the huge financial burden that these costs present, and we will do what we can to support you.

A loan and repayment option of up to £7,000 can be used to install a misting system or towards the fire break detail if completed by Barnet Council contractors. Further details regarding eligibility criteria and repayment arrangements can be found in the attached FAQ.

What happens next?

- A resident meeting will be arranged to discuss the specifications for options 2 and 3, the planned HHSRS surveys along with the loan and repayment arrangements.

We would encourage you to obtain independent quotes for works as sometimes these can be lower than the price the council pays for work. This is largely due to the preliminaries we have to include.

If you have any other questions, or your contact details have changed, please contact us via email TimberFrameHomes@barnet.gov.uk or telephone 0208 359 5348.

Yours sincerely

Timber Frame Homes Team

Additional Information regarding remediation options

Option 1

- **Will it remedy Category 1 or 2 Housing Health & Safety Rating System (HHSRS) hazards?** - Yes
- **How much is this estimated to cost?** – We estimate this could cost in excess of £27,000
- **Details of work specifications?** Replacement of the wall cladding, eaves soffits and fascias with non-combustible alternative. Cavity barriers would need to be introduced at compartmentation between dwellings, openings and penetrations. Building control and planning approval would be required.

Option 2

- **Will it remedy Category 1 or 2 HHSRS Hazards?** - We have trialled option 2 in our pilot works and, on these properties, this has removed any Category 1 or 2 hazards. We will use this option for council-owned properties of this construction type.
- **How much is this estimated to cost?** – We are finalising the specifications and anticipate that this will cost approximately between £9,000 and £11,000 per party wall (the wall that you and your neighbour share) This cost is based on the basis you decide to commission the council contractor. The price might alter significantly if you choose an independent contractor.
- **What does the specification for this work include?** - A vertical section of cladding at the party wall would need to be removed, inserting a mechanical brick tie fixing and then installing a 225x225mm brick column. This would provide a non-combustible break in the cladding.
- Please see our website (and the attached FAQ) for a full specification of work that we will be using for council-owned properties

Option 3

- **Will it remedy Category 1 or 2 HHSRS hazards?** – If completed by an approved contractor and the product complies with British Safety Standards then yes. However, there may be other requirements such as regular servicing of the system.
- **How much is this estimated to cost?** – We are unable to provide an average cost for sprinklers as this will vary significantly from property to property. For misting systems, we understand the cost to be approximately £5,000 per property. This cost is based on the consideration you have a consumer unit (electricity system) that can run the misting system.
- **Are there any specifications for this work?** - We are focusing our research on misting systems, which is a fixed fire protection system, comprising components for automatic detection and actuation, water supply, delivery and water atomisation. A water mist system discharges a spray of small water droplets from the operating nozzle(s).
The council would require works to be completed in accordance with British Standard 8458 (BS8458) The system will need to be designed and installed by an approved installer and would also require a certificate of completion. Water mist systems must be third-party tested to the above British standard. Ongoing maintenance would be required by the freeholder to be complaint with BS 8458.