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Date: 25th November 2024
Reference: Timber Frame Homes

Original sent via Royal Mail

Dear Resident,

Timber Frame Homes

Please accept our apologies for the delay in providing you with an update.

We have been looking into cost-effective alternatives to replacing cladding for freehold properties that are found to have Category 1 hazards under the Housing Act 2004, or for homeowners who wish to improve the fire safety of their property.

After piloting different options on Council properties, we have identified that the installation of a fire suppression system such as a 'misting system' could provide an acceptable lower cost solution. Indicative costs are between £5,000 and £7,000 including fitting. This estimate does not include unforeseen costs such as electrical upgrades or annual testing/maintenance which would be required. Costs may also vary from property to property.

We are finalising the specifications for all remediation options, as well as the loan and repayment scheme criteria. Full details will be sent to all freeholders in early December with options for in person meetings to discuss any issues or concerns you may have with dedicated officers.

We have also been liaising closely with David Pinto-Duschinsky (MP for Hendon) to lobby the government for financial support for residents. In short, Alex Norris MP, Parliamentary Under-Secretary of State for Local Growth & Building Safety, has now written to us to state that the Government will not make funding available for Barnet Council or for freeholders to carry out any fire safety works. A copy of the letter can be found on the timber framed homes page on the Council's website.

Mr Pinto-Duschinsky has also met with the Minister for Building Safety to reiterate the request for funding and discuss the fire safety issues potentially identified with these properties.

Unfortunately, despite his and our best efforts the decision remains the same and the funding request was refused. We appreciate that this is very disappointing news, and we will continue to liaise with government on this matter. We are however pleased that we've now developed a scheme that potentially will provide a solution for residents at a reduced cost.

Yours faithfully

Timber Frame Homes Team