

Contact: Timber Frame Homes Team
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Tel: 0208 359 5348
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Reference: Timber Frame Homes

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Dear Resident,

We are writing to provide an update on the remediation works programme for timber frame properties.

In previous communications we had advised that surveys would commence in May. These are now due to commence in August and we will contact you in advance to arrange a convenient time. The surveys are Housing Health and Safety Rating System (HHSRS) surveys and will identify any category 1 hazards.

Some residents have asked us to detail any minor amendments or improvements that could be made which may help to reduce the likelihood of a potential category 1 hazard in your home therefore making your home safer for you.

Please find some improvements that you may find helpful:

- **Install Smoke Detectors** - . If you need smoke detectors for your home, we can provide and install these for free. Please contact us on TimberFrameHomes@barnet.gov.uk or 020 8359 5348. The detectors provided are battery operated and have a minimum battery life of one year. Battery operated detectors are available with a 10-year guarantee.
- **Provide Suitable Means of Escape** – Make sure your home has suitable opening windows and/or doors for improved escape routes. Ensure that routes to doors are unobstructed and if locked, that the key is readily accessible.
- **Check Fire Doors** – Ensure that you have sufficient doors in place and that they are self-closing and in good condition and fit well. Fire doors are not a requirement in houses that are used as a single dwelling, but it is good practice to ensure that any door is closed to provide a barrier in the event of a fire. If you are considering fitting fire doors, they should be located in areas of increased fire risk, such as kitchens and living rooms.
- **Fire Stops in Cavities and Disrepair to Fabric (walls, ceilings and floors)** - If you have any holes or gaps in the wall or roof between you and your neighbour's property these will need to be filled. This is more likely to be the case in lofts. If you are filling gaps, then this will need to be with a fire-retardant material. A member of the Timber Framed Homes Team would be happy to assist if you are unsure.

- **Fire-fighting Equipment** – To reduce the risk of fires spreading, firefighting equipment such as fire blankets can help. If you have sprinklers, ensure that they are serviced every year and ensure that they are not obstructed by furniture or fittings.
- **Combustible Furnishings** – Furnishings should be fire resistant fabrics or non-smoke permeable. Although there is no requirement on homeowners to have fire resisting furniture, manufacturers have a duty to build furniture that can pass certain fire safety tests. This has been in force since 1988 and most items have a permanent label at their base which can be verified.
- **Electrical and Gas Certificates** – ensure certification is up to date.

The timber frame homes teams can talk to you about any of the improvements that can be made to your home.

We are also looking into another more cost-effective solution for properties with category 1 hazards, we hope to finalise the details shortly and will be writing to residents with further information.

Kind Regards

Yours sincerely

Timber Frame Homes Team