

Address

Contact: Timbe  
Email: [TimberFrameHomes@barnet.gov.uk](mailto:TimberFrameHomes@barnet.gov.uk)  
Date: Friday 1<sup>st</sup> March 2024  
Reference: Timber Frame Homes

Dear insert name,

Re: insert Address

Following a recent fire in the borough I am writing to you on behalf of Barnet Council.

The fire occurred in a property which had a similar construction type to yours, which rapidly spread to three other houses. Fortunately, there were no injuries or casualties, however, investigations have revealed that the fire spread very quickly because of the wall cladding. Recent external surveys on similar properties to yours have shown that your property type appears to have the same cladding, meaning your home is also at significant risk of a fire spreading rapidly, should it ignite.

**To ensure the safety of your household and your neighbours the cladding of your property will need to be surveyed and most likely replaced.**

I know this will come as unwelcome news, but this work (if required as a result of the survey) is mandatory to ensure your property is compliant with current safety standards.

Barnet Council has a legal duty under the Housing Act 2004 to ensure that high risk hazards in properties including privately owned properties are reduced to protect the health and safety of residents.

As the owner of your property, you are responsible for completion of these works to your home.

Barnet Council has developed a package which we are offering to help you ensure your home meets these national safety standards. This includes:

- Planning Permission and Building Regulation Approval
- Property Survey
- Completion of remediation works – including cladding replacement.
- Option for a loan and repayment plan to help manage payment for the work subject to eligibility criteria.

We expect this work will take approximately three weeks to complete.

If you choose to appoint the Council to carry out these essential works, costs are estimated at between £14,000 to £23,000 per property. The exact work and costs will be determined once

surveys have been completed. Barnet Council is committed to offering as much support as possible to those affected.

I appreciate that this is a considerable cost, and you may choose to appoint your own contractor, but the same relevant permissions, standards and regulations will need to be met.

I understand that this is a lot of information and have attached some frequently asked questions.

A dedicated team will deal with your enquiries and they can be contacted using the details below:

**Email – TimberFrameHomes@barnet.gov.uk**  
**Telephone Number – 0208 359 5348**

A dedicated section on our website has been provided to collate all the information about this project. You can access it at <https://www.barnet.gov.uk/fire-safety-timber-framed-homes>.

A drop-in session is also being arranged, please use the above contact details to register your interest.

I have attached details on steps that you can take to help you stay safely in your home until these remediation works are complete. If you do not currently have a working smoke detector, please use the above contact details and installation of one can be arranged for you.

Please be aware that this letter has been sent to all terrace and end of terrace homes built using timber frame construction of this type in the borough.

Your home insurance may be impacted by this, so I strongly recommend that you contact your insurer immediately to update them on this matter.

### **Next steps**

Please contact us on TimberFrameHomes@barnet.gov.uk /0208 359 5348 within the next 21 days to:

- confirm that you have received this letter.
- confirm your contact details and the address of your property.
- register your interest in Barnet Council organising these works for you.
- discuss any concerns you may have about the work or the ability of anyone in your household to exit your home in the event of a fire.
- register your interest in a drop in session.
- let us know if you would like us to provide you with a smoke detector.

If no response is received this letter will be followed up with further communications which could include home visits.

Yours faithfully,

Cath Shaw  
Deputy Chief Executive

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