

Contact: Timber Frame Homes Team
Email: TimberFrameHomes@barnet.gov.uk
Tel: 0208 359 5348
Date: XX January 2025
Reference: Timber Frame Homes

Dear Resident,

Property Address (insert)

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 UPVC timber sheet cladding with a flat roof and therefore the following options for remediation are possible if your property is found on inspection to have a category 1 hazard for fire under the HHSRS.

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.

The original option for remediation works to replace the cladding remains. In addition, we have assessed an option to install a fire break, but this has been deemed to be not possible in properties of this construction. However, as set out in our letter to you in November, we have found a cheaper alternative.

Remediation Options: (further details overleaf)

- Option 1 – the original remediation option of full cladding replacement. The Council will be completing this option on council owned properties.
- Option 2 – an automatic fire suppression system, such as sprinklers or misting solutions with possible changes to outdoor escape routes such as gates in the garden if not currently there.

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 pay for a misting system or go towards recladding, if completed by Barnet Council contractors. Further details regarding eligibility criteria and repayment arrangements can be found in the attached FAQ.

What happens next?

- HHSRS Surveys – These will start soon; you will receive a letter outlining the requirements for the inspection.
- Individual visits will be scheduled with each freeholder to discuss the outcome of your survey and discuss each option and details of loan if applicable.

We would also 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, the council is likely to choose this method for affected council-owned properties.
- **How much is this estimated to cost?** – We are finalising the specifications and anticipate that this will cost approximately £28,000 per property. This cost is based on you commissioning the council's contractor. The price might alter significantly if you choose an independent contractor.
- **What does the specification for this work include?** - The replacement of the wall cladding, eaves soffits and fascias with a 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?** – If completed by approved contractor and the product complies with British Safety Standards then yes. However, there may be other requirements such as regular servicing.
- **How much is this estimated to cost?**– We are unable to provide an average cost for sprinklers as this will vary 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 this works to be completed in accordance with British Standard 8458 (BS8458) The system must 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.