

Contact: Timber Frame Homes Team
Email: **TimberFrameHomes@barnet.gov.uk**
Date: 23rd May 2024
Reference: Timber Frame Homes

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Original Sent via Royal Mail.

Dear Resident

As you may remember from previous communications, we are continuing to update the Department of Levelling Up Housing and Communities (DLUHC) and the Building Safety Regulator (BSR) on our plans.

DLUHC is the ministerial department whose work includes overseeing local government, social housing, planning, and building safety, supported by other agencies and public bodies including the BSR and the Regulator for Social Housing. We have been in contact with them over the last few months to ensure that they are informed about the issue identified in the borough in relation to potential category 1 hazards under the Housing Act 2004 in some timber framed properties.

Earlier this month officials from DLUHC and the BSR, alongside a Fire Engineer employed by Barnet Council visited the area with Council officers to see the property details and to obtain a better understanding of the nature of the issues that Barnet Council have identified, and whether this may be a wider systemic issue beyond Barnet.

In addition, we have also been investigating the concern that some residents are reporting to us about buildings insurance. A few freeholders have either experienced their insurance being cancelled or seen an increase in cost.

We have prepared a letter that freeholders can use to issue to their insurance company which may help to satisfy their insurers of the situation. If you do need this letter, then please contact us on timberframehomes@barnet.gov.uk

As highlighted in previous letters, HHSRS Inspections will need to be undertaken before any works are detailed to you. Before any inspection is carried out you will be written to personally to let you know the inspection details and the name of the officer that will be carrying out this out.

Please note that all staff employed by the Council and Barnet Homes carry photographic identification cards. Please check identification cards carefully before allowing people access to your home.

Finally, I can confirm that you may receive a communication or visit from Lurline Cumberbatch, Independent Resident Advisor - Mobile: 07447 263 252. She is employed by the Council to provide independent advice to residents of timber framed properties.

Yours sincerely
Timber Frame Homes Team