

Contact: Timber Frame Homes Team
Email: TimberFrameHomes@barnet.gov.uk
Tel: 0208 359 5348
Date: 25 November 2024
Reference: Timber Frame Homes

Dear Resident,

Timber framed construction

(Insert property address)

Further to our letter in August we are writing to provide an update on the remediation works programme for timber frame properties.

We have completed some sample Housing and Health Safety Rating System (HHSRS) surveys on council owned properties in Brook Meadow and Laurel View and are pleased to say that no category 1 fire hazard has been identified under the Housing Act 2004 in these roads. This is due to the masonry construction behind the cladding and the brick fire breaks between some of the houses. The risk of surface spread of flames at first floor level and entering into the houses is considered to be low.

As your property follows the same construction type, this means that the Council will not need to carry out further HHSRS surveys on your property as we are confident yours would also not have a category 1 fire hazard. This means there are no remediation works required.

However, you are still strongly advised to follow the recommendations for keeping a timber frame property safe. Please see the attached leaflet for details.

Thank you for bearing with us while we completed the sample surveys. We appreciate that this has been a difficult time for you.

If you have any other questions, please contact us via email TimberFrameHomes@barnet.gov.uk or telephone 0208 359 5348.

Yours Sincerely

Timber Frame Homes Team