

Frequently Asked Questions Survey, Remediation & Loan

When are the surveys taking place?

You will receive a letter advising you of the date, time and contact details of the person completing the survey. We will provide further details on anticipated dates at the meeting.

How long will a survey take?

The surveyor will need to inspect your property, including inside your property and your loft and the outside. This should take about an hour. All details will be included in the appointment letter, which will be sent prior to the survey.

Who carries out a survey?

A registered Housing Health & Safety Rating System (HHSRS) surveyor

How will I know the results of the survey?

You will receive a letter detailing the results and confirming if your property has any category 1 or 2 hazards under the Housing Act 2004 and what the next steps will be.

What is a fire suppression system?

This is an automated system, device or method that prevents or reduces the spread of fire in a building. Examples include sprinklers or misting system.

If a misting system is installed, does that eliminate the need for any additional work, such as cladding replacement or fire breaks?

It should do yes, although it depends what is found when the HHSRS survey is completed.

Is there any maintenance required for a fire suppression system? If so, how much could this cost?

This varies based on the system size, a rough estimate from liaising with a few suppliers is about £40 per year.

How do I find contact details for companies that provide misting systems

You can search for these online but do check that they are an approved installer and can provide a certificate of completion.

There are two accredited companies with the UK Fire Association that we have contacted and are willing to complete these works. Please note that the council does not have a contract or any affiliation with these organisations

1. IMist – www.imist.com, 02079657237 sales@imist.co.uk
2. Misting Solutions – www.mistingsolutions.co.uk, 03301135900
info@mistingsolutions.co.uk

If residents on a terrace choose mixed options (some opting for cladding replacement, others for a misting system), would that be acceptable?

This should be acceptable, however those choosing other options to misting will need to ensure that they have the relevant building control and planning approvals.

Is the council proceeding with cladding replacement on its properties, or are misting systems also being considered?

Misting will not be used in council-owned properties as the council wants a one-off solution that leaves the properties safe, without ongoing repair and maintenance requirements. This does not mean that misting is not an appropriate solution, but as a landlord there are other concerns that the Council needs to take into consideration.

In previous discussions, it was suggested that completing remedial works might make banks and insurers more favourable to us (as mortgage options are currently limited). Will you engage with banks or insurers to ensure they recognise and approve the proposed solutions?

Once remediation works have been completed and category 1 hazards have been removed the council will send a letter to that effect. You can issue this to your relevant parties for reassurance the potential hazards have been remediated.

We have contacted a few misting companies who have all advised that their product is approved by insurance companies.

What are the more detailed specification for the fire break system?

This option can only be considered for properties with a timber clad and timber frame terrace construction, this is not an option for those with UPVC timber sheet cladding. The specification can be found on our dedicated webpage <http://bit.ly/4gaAVxg> or here

[Fire safety for timber-framed homes - Information for freeholders | Barnet Council](#)

Will I need to serve a party wall notice to my neighbours?

You must tell your neighbours if you want to carry out any building work near or on your shared property boundary or 'party wall'. You can download a booklet and example letters on the following website www.gov.uk/government/publications/preventing-and-resolving-disputes-in-relation-to-party-walls/the-party-wall-etc-act-1996-explanatory-booklet. Once you have the results of your survey and if you need to complete works then we can provide you with some more detail.

Will I have to financially contribute under the party wall act if my neighbour is having works completed to their house?

You could be asked to do this under the Party Wall Act.

For those of you living next to a council owned property, the council will not request contributions from any adjoining properties for works completed.

For those of you neighbouring private homeowners, we would recommend you talk to your neighbours once you have received the results of your surveys. Our timber frame team are available to offer informal advice if required.

What is the eligibility criteria for the Loan and Repayment Scheme?

To be eligible an applicant should meet the following criteria:

- Must be aged 18 or over, **AND**
- Must be an owner of a timber frame property requiring remediation works to reduce a category 1 or category 2 hazard as defined by the Housing Act 2004, **AND**
 - on specified benefits or
 - with a household income of £50,000 or below
- **AND**
- Must have an agreed programme of works to be undertaken on the behalf of London Borough of Barnet (option 2)
OR
- Must have a fire suppression system planned to be installed

Are private and social landlords eligible for the Loan and Repayment Scheme?

Landlords are not eligible for the Timber Frame Loan and Repayment Scheme; if landlords wish for the council to complete works on their behalf then payment of any remediation works would be required at the time the works are completed.

What will I need to repay if I sign up for a loan and repayment scheme?

For those freeholders who do not have any income and limited savings i.e. those on benefits or in receipt of a state pension can opt for a charge on the property and repay once the property is sold or transferred.

For those freeholders with a household income under £50,000, a charge will be placed on the property with an agreed repayment period over a period of five years. The charge will be removed once the loan is fully paid.

The interest rate will be set on the 1st April on the year of the application, we will provide further details on this when we hold resident meetings.

Who do I contact at Barnet Council?

We have a dedicated team who are available Monday to Friday during 9am to 5pm. They can be contacted by email or phone.

Email – TimberFrameHomes@barnet.gov.uk

Telephone – 0208 359 5348

Website - <https://www.barnet.gov.uk/fire-safety-timber-framed-homes>