

Contact: Timber Frame Homes
Email: TimberFrameHomes@barnet.gov.uk
Date: 15^h July 2025
Reference: Timber Homes – Letter 16

Andrew & Gillian Edbrooke
1 Barnfield Road
Burnt Oak
London
HA8 0AY

Dear Andrew & Gillian Edbrooke

Re: 1 Barnfield Road HA8 0AY

We are writing to all freeholders in the Burnt Oak area with a timber frame home. If you have received this letter and are not the owner of the property, please pass this letter on to the registered owner.

As promised in our letter in June, we said we would summarise and report back on the additional questions raised at each resident's meeting session.

Key suggestions and questions are highlighted here

Q – Details of the full 29 HHSRS Hazards in a comprehensible format to be made available

A – These are now on our timber frame homes page on our website www.barnet.gov.uk under fire safety in your home, how to prepare for a HHSRS Inspection. If you would like a paper copy please let us know.

Q – More regular communications including outcome of surveys

A – We will continue to send letters and once the firebreak programme is fully underway, we will include survey information and programme details in a newsletter to be issued to all residents.

Q – If we are next to a council owned property, can we have a copy of Proof of Completion once the works have completed.

A – A letter providing confirmation will be issued to the party wall neighbour on completion

Q – How long is the offer for Barnet Homes to complete the works available for and can I request this if I don't have a Category 1 hazard for Fire?

A – Barnet Homes are able to complete the fire break works in your property if you have category 1 or category 2 hazards. If you are keen to complete these works, please let us know asap so that we can program this in while the contractors are in the area. If the programme has finished the costs cannot be guaranteed after this period.

Next Steps

- **Arrange your HHSRS survey inspection** – Please contact us on timberframehomes@barnet.gov.uk or 0208 359 5348 to arrange a survey. Talk to your neighbours about the inspection- it would be great if we could book you all in together
- **Register your interest in having a fire break installed by Barnet Homes.**

Yours sincerely,

Timber Frame Homes Team
London Borough of Barnet

Full list of Questions Raised

Remediation works completed by independent contractors

Q - If works are proposed, and then carried out by independent contractors, do we then get a follow up survey to confirm remediation has lowered the fire safety category?

A – If you have a Category 1 hazard liaise closely with you Case Officer prior to starting work to ensure that the proposed work will reduce the hazard. On completion either the relevant paperwork will be checked by the Case Officer or a follow up inspection carried out depending on the issues identified.

Q – Do we need to arrange a building control inspection, and will this be free?

A – This depends on the work to be completed. This should be checked with Building Control building.control@barnet.gov.uk . This is not a free service.

Surveys

Q - will you have any drop-in sessions for residences who need support to understand the results of surveys?

A – Your Case Officer will send you a letter with the results of the survey. The letter follow up will depend on the results of the survey. They can however be contacted at any stage to discuss any concerns that you have.

Q – Do we need special windows or escape routes?

A – No, you just need to be able to open them, access them and get out and land safely.

Q – We are concerned over cold calling – what ID and pre notification will you provide?

A – All staff have council photographic ID, we had details for properties that were privately rented and have been cold calling to check if the information is correct. We would not be completing a survey without notification beforehand.

Q – Can we have a list of all 29 hazards in an easy to understand format?

A – yes, we have prepared this. These are now on our timber frame homes page on our website www.barnet.gov.uk under fire safety in your home, how to prepare for a HHSRS Inspection

Q - Clarification of what legislation says HHSRS inspectors have to be from Council? If we have to organise our own survey, does this mean we don't need a council one?

A – Unfortunately not. The Housing Act 2004 section 4(1) says If a local housing authority consider

(a) as a result of any matters of which they have become aware in carrying out their duty under section 3, or

(b) for any other reason,

*that it would be appropriate for any residential premises in their district to be inspected with a view to determining whether any category 1 or 2 hazard exists on those premises, **the authority** must arrange for such an inspection to be carried out.*

Council completing a fire break

Q Is the £14,000 quoted for both party walls in a terraced house or for a semi-detached house? You previously quoted £11000- 13000, is this correct? Is a freeholder house responsible for the other side of their party wall if it is next to a council owned house?

A – This is an estimate for one party wall, a more realistic figure is £11000 plus £1000 for contingency costs, if you wish to pursue this option a detailed pricing document would be supplied to you with accurate costs for your property. This cost could be split with your neighbour. You are responsible for all party walls that are not shared with council owned properties.

Q - Will you be providing the exact specification of the solution - i.e. material type - exact thickness proposed of firestop material etc?

A - yes, the specification is on the timber frame homes page on our website www.barnet.gov.uk and search for specification for fire break, we would talk you through this if you wish to pursue this option

Q – Why does the council pay so much more than individuals for a works programme?

A – We have extremely strict procurement rules we have to follow as well as health and safety requirements, this often pushes up the costs. If you do plan to complete works independently, we can provide specifications and discuss the requirements with you. As our Barnet Homes surveyors will be working in the local area, we can assist in viewing issues and are happy to provide high level technical advice. Once you have appointed a contractor of your own, Barnet would not act as contract administrator or issue instruction, however, we would be happy to view and comment upon installations.

Neighbours

Q – What if I live next to a housing association property, are they doing the works?

A – we have been liaising with all housing associations; some are doing the works regardless of the outcome of the survey or some are waiting for the outcome of the survey. If you can contact us we can advise you.

Q – What if I want to do the fire break but my neighbour refuses?

A – The cladding material will be removed at the junction of the party wall line, therefore not requiring a party wall agreement as this is the point between the house. The fire stopping material will be inserted between the existing brick (party) wall and the rear of the cladding material.

Loan and Repayment

Q – Where will people get the money from to pay for the works?

A – Loan details were discussed in the meeting, please see the slides for further details. Following scheme approval all details will be provided to owner occupiers when they are provided with the outcome of their survey.

Insurance

Q- Are insurance companies happy with having category 2 hazards remaining?

A – This is likely to vary from insurance company to insurance company, as whilst the property may be free from Category 1 hazards under the Housing Act 2004 ultimately, they remain timber framed houses with the increased risk in the event of fire that such construction brings.