

Safety in your building

23 June 2021

Moss House,
Matthews Close,
Wembley,
HA9



The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

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customerservice@
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0300 373 3000

Dear residents,

Building safety works required to your building

Since our last letter, we have been liaising with our fire engineer and they have now issued an External Wall Assessment Report for your block. This report has identified that remedial works are required at Moss House to the cavity barriers (fire barriers that inhibit the passage of smoke and flames) which are found behind glass spandrel panels to the central staircore.

Project start date and EWS1 form

We're liaising with the original contractor to agree the works methodology and identify a start date for the works. Once we have this confirmed, we will let you know, and we will organise a webinar to explain the scope of the project and timelines.

I appreciate your patience while we have been working with our fire engineer. We are doing everything we can to progress this situation on your behalf.

Balconies – limit to items which can be used/stored

Our fire engineer did also identify balconies as an area of concern. While they have said the balconies can remain as they are, they did say that their usage must be carefully managed in order to reduce the risk as much as possible. This means that we will be stricter on the items allowed on balconies and will progress any issues where residents are not responding to our request to remove items.

You will not be able to store any item which is made from combustible material. Outdoor furniture which is designed for that specific use is acceptable if it is made from non-combustible material. If you are a smoker, please do your best not to smoke on the balcony as this further adds to the risk.

Please also remember **you must not use a barbeque on your balcony**. The London Fire Brigade (LFB) has identified barbeques as a major cause of fires starting on balconies and says that barbeques should never be used on balconies. You can learn more from the LFB following this link: <https://www.london-fire.gov.uk/news/2020-news/may/don-t-be-the-cause-of-a-balcony-blaze-warn-firefighters/>

This may be an inconvenience to you, especially if you already have items on your balcony. However, this is recommended by the fire engineer and we will always follow their guidance, so as to keep everyone at your buildings safe.

If you have any questions in the meantime, please get in touch with us at **0300 373 3000** or customerservice@networkhomes.org.uk.

Kind regards

Graeme Manley
Head of Building Safety