

Safety in your building

22 October 2021

Larkspur Court,
Rectory Park Avenue,
Northolt,
UB6

The Hive
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Wembley
HA9 0HP

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Dear residents,

Ongoing negotiations with contractor

We last wrote to you to advise you that we had applied to the government's Building Safety Fund for the building safety work required at Larkspur Court. We are still waiting for the outcome of our application.

The latest at your building

We are continuing in our negotiations with original contractor to agree a way forward with the remediation. We are working on reaching an agreement which hopefully means costs will be covered by either the contractor, the government's building safety fund or a combination. As I'm sure you will understand, these negotiations contain complex legal, technical and financial conversations and so progress can take time. The contractor is currently working alongside our Fire Engineer to propose remediation solutions to the issues we have identified with Cavity Barriers behind the brickwork.

We will continue to work on your behalf to reach the best resolution for all involved.

We send out updates on a three-monthly basis, where we will always write to you at least every three months to provide you with the latest information, or sooner if there is something confirmed we need to tell you.

Fire alarm installation

Thank you to everyone who has provided access while we install the detectors in your flat. There are still a handful of flats which we need to access. We are working on booking weekend appointments for these homes.

The detectors are there to keep you, your household and your neighbours safe and give you time to evacuate with enough time in the event of an incident. We need to install detectors in **every home** in your block to ensure the system has adequate coverage. We will not be able to remove the waking watch until we have installed a heat detector in every flat. The contractor is currently paying for the waking watch at considerable expense, however we are unable to guarantee they will continue to pay for too much longer. That is why it is also essential for every home to have a detector installed, as we don't want to have to recover waking watch costs through the service charge.

Further support

If you need further support, you can:

- Go to the London Fire Brigade's website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>

A reminder

Your building's fire strategy is **simultaneous evacuation**, which means you must evacuate if you hear an alert from the waking watch.

- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/>
- Check our document library for your building's letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/mybuildingdocuments/>
- Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Best wishes

Carla Ferrarello
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