



Safety in your building

5 October 2022

Cabinet Court, Cipher Court, Code Court,
Flowers Close,
Dollis Hill,
NW2

Dear residents,

Code complete, Cabinet to end soon, Cipher balcony soffits not to be replaced

I'd like to share some news with you about the current progress of work at Cipher, Code and Cabinet and a specific update on the work required to balconies at Cipher Court, stipulated by our insurer. Our insurer Zurich has identified, we will no longer have to carry out an element of the work to replace the soffits on the underside of balconies. We'll explain further below.

Cladding remediation to complete end October

The planned external wall remedial work has been completed at Code Court and the scaffolding has come down. We're currently liaising with the contractor and our fire engineer over a small issue which we need to resolve – we'll update you in due course. We are dealing with two unforeseeable balcony issues at Cabinet Court and anticipate this block will finish at the end of October.

Scaffolding started going up at Cipher Court at the beginning of September and Kier has revised the completion date with work expected to finish Mid-November. While this is later than we originally planned, we're pleased that these will soon draw to a close.

Cipher Court balcony soffit work not required

As a quick reminder, balcony soffits are the underside of the balcony – you can see in the picture (of Cabinet Court) the panels on the bottom of the balconies. Originally, the insurer said that when we replaced the balcony decking at Cipher Court, we would also need to replace the soffits. Following discussion with the insurers, they have now confirmed that these are deemed adequate to remain in the building. We will therefore not need to replace the balcony soffits, but we do still need to carry out the replacement of the balcony decking on Cipher Court.

While this is good news, it does also mean that we will be further delayed in getting started on this work. Not replacing the soffits means the scope of the project changed and we asked the contractors to review their proposals to reflect the change. I know this will be frustrating as you all would like the work to be completed as quickly as possible, but it will mean a shorter project once we get started. Our colleagues from the leasehold team will be sending out consultation documents next week.

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A summary of this letter

Code Court

Scaffolding has come down. We're discussing a small issue with the contractor/fire engineer we need to resolve.

Cabinet Court

Should complete by the end of October. There are some unforeseen issues with a couple of balconies which have delayed completion.

Cipher Court

Scaffolding build has begun for remediation.

Our insurer Zurich has now agreed that the underside of the balconies do not need replacing. We're revising the tenders we received.



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/>
- 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/flowersbuildingsafety/>
- Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)