

Safety in your building

19 January 2024

Blanche Court and Larkspur Court,
Rectory Park Avenue,
Northolt,
UB5

Dear residents,

Required remediation at your buildings

As you'll know from our previous updates, we're making the necessary preparations to be able to begin to remediate the issues we have found in the external wall system at your building.

Our contractor has undertaken a pilot, which has been approved by our Chartered Fire Engineer and the contractor has prepared a sequence and method of working through both Blanche and Larkspur Courts. We have received a draft Fire Risk Appraisal of External Wall, which clearly identifies the works that are required.

New legislation

Under the new Building Safety Act 2022, when undertaking works of this kind, where a building is above 18 metres in height, we are required to submit building control applications through the Building Safety Regulator (BSR) for their approval. They will then review our proposals and give us permissions to undertake any of the remediation work at your building before we can commence the work.

Larkspur Court falls into this regulation as it is over 18 metres. As such we are currently working with our contractor to make the necessary appointments and prepare the necessary documentation. This is a new process for us, the contractor and also for the regulator alike, potentially requiring more time than expected as there will also be many other buildings across the country submitting at the same time. To mitigate this, the contractor Hills has started liaising with the BSR to ensure all the information required is ready.

Works at Blanche Court

Blanche Court is below 18m in height, and our contractor is working with the London Borough of Ealing Building Control to agree works. We are currently finalising the deed of agreement with the original contractor Hills. Once completed, this will enable us to commence work.

Once we have an agreed start date, we will arrange a webinar with our residents to talk you through the works and what it means for our residents.

Simultaneous evacuation strategy

Your building will continue to be a 'simultaneous evacuation' strategy. If your newly installed sounder activates or an alarm goes off in a communal area, **you must evacuate the building and proceed to the Assembly Point**. An alert will be sent to an emergency call centre which will then alert the emergency services to attend. You should still also call 999 yourself.

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A summary of this letter

New legislation about tall buildings is relevant to Larkspur Court, so we need to wait to get approval from the new Building Safety Regulator.

We're waiting for the final agreement from Ealing Council building control and the contractor to begin work on Blanche Court.

Alarm test

The alarm system will be routinely tested **every Tuesday between 11am and 11.30am**. The alarm will sound within your flat for a short duration. If the alarm goes off on a Tuesday between 11am and 11.30am for longer than 30 seconds, please assume it is a real event and leave the building.

Further support

If you need further support, you can:

- Check our document library for your building's letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/rectorybuildingsafety/>
- 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)