

## Safety in your building

28 February 2024

74, 76, 78, 80 Cambridge Road,  
Kilburn Quarter,  
South Kilburn,  
NW6

Dear residents,

### Update on external wall investigations at your building

We've previously written to you about remedial work that needs to take place in your building's external wall system. To do that, we need an agreement between ourselves, our fire engineer, the building's original contractor and their fire engineer.

We're still struggling to reach an agreement on what the way forward is at your building. We'll be visiting the site again within the next few weeks with all the relevant parties and we're hopeful that this will help us to determine what the next steps are.

We'll also be making an assessment of the building under new PAS9980 guidance – this is essentially an updated version of a Fire Risk Assessment (FRA) which now includes external walls (FRAEW).

### Cladding Safety Scheme

In the meantime, I want to let you know about some new government support which could be available. The Cladding Safety Scheme is a government fund to pay for some cladding-related issues at buildings between 11 and 18 metres – your building falls into this height range. The fund is to pay for work where otherwise the costs could be recovered through the service charge.

Our aim has always been to recover costs from the original contractor, but this scheme may be of use if we are not able to get costs from the contractor.

Thank you again for your patience – I know this delay is not ideal but I want to thank you for your understanding while we try and reach an agreement on the required remedial works.

### Further support

If you need further support, you can:

- Check our document library for your building's letters and documents: <https://www.networkhomes.org.uk/kilburnqbuildingsafety/>
- Get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

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0300 373 3000

#### **A summary of this letter**

We've still not been able to make good progress on starting the work as we have not yet reached an agreement with the building's contractor.

We'll be visiting site soon and hope to have a breakthrough towards progress.

A government support fund which your building may be eligible for if the contractor does not pay for the work has opened. We are aware of this and will apply if necessary.

#### **A reminder**

Your building's fire strategy is **stay put**, so you should stay in your home unless you are directly affected by smoke, heat or fire, or are told to evacuate by the fire brigade. There is no communal alarm in the building.