

Safety in your building

17 May 2024

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

Dear residents,

Building control approval process still ongoing

Since our last update, we've been continuing to work towards getting the relevant documentation prepared for us to submit to the Building Safety Regulator, as well as making the necessary appointments for us to begin the required remediation work to your building's external wall system.

Larkspur Court regulator approval

As we said in our last update, we're working through the new process we must undertake following the Building Safety Act becoming law. Our Fire Engineer has prepared for us a draft FRAEW (External Wall Fire Risk Assessment), which identifies a scope of remediation works based off the works that were piloted last year. Our Fire Engineer is satisfied that on completion of these works, an FRAEW and an EWS1 can be issued with a positive rating.

We are currently in the process of preparing the further documentation now required by the Building Safety Regulator so they can give us building control approval. As this is a new process for us, the contractor and the Regulator, we're not certain of when we can expect approval once we have made the full submission. The new legislation also requires us to make appointments of a Principal Contractor and Principal Designer, and we are working through these new appointments with the various parties.

We have been keeping the Department for Levelling Up, Housing and Communities (DLUHC) up to speed on the progress of our remediation solution and they are aware that we need Building Control determination from the Building Safety Regulator.

Blanche Court planning control

As Blanche Court is smaller than 18 metres, we don't have to get approval from the regulator. We still need to carry out the normal process of getting building control approval from the local authority planning office and we're in the process of getting this.

We're hoping to write to you again in June or July, with further information to confirm our application has been submitted. As we've said before, once we have a start date for the remediation work, we will hold a resident webinar to answer all of your questions and explain in detail the work required, timelines etc. We've compiled all the updates we've sent you on a dedicated webpage, where you can view them all: www.networkhomes.org.uk/rectorybuildingdocuments/. Or you can get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Kind regards

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A summary of this letter

We're still working towards getting the necessary building control approval from the new Building Safety Regulator and the local authority's building control department.

We'll hopefully write again in June/July with further information.

A reminder

Your building's fire strategy is currently:

**simultaneous
evacuation,**

which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.