



Network Homes
Olympic Office Centre
8 Fulton Road
Wembley
Middlesex
HA9 0NU

17 September 2019

To all residents

Luma Apartments
Central Way
London
NW10 7FN

Update on Cladding

Luma Apartments

Following advice received from our consultants Savills on 11th September, we have changed the Fire Strategy for all buildings at Luma Apartments from a stay put policy to a total evacuation policy. We have arranged a waking watch of staff who are patrolling each building 24 hours a day. We are also currently organising the installation of fire alarms in blocks which is likely to take several months to complete.

There is a planned residents meeting on **Wednesday 18th September at 6.30pm**, however the agenda will be to discuss housing management issues only. We will be holding initial drop in sessions when staff will be available at the Luma Apartment meeting room, from 10am to 8pm on the following dates to answer any questions you have on the interim fire strategy and cladding issues:

- Tuesday 24th September
- Thursday 26th September

We will also be booking appointments so we can have the necessary amount of staff available at peak times. If you want to come and speak to us on these days either drop in or call us on **0208 438 1062** to book a specific appointment.





Government Advice Note 14

The Government issued '**Advice Note 14**' in December 2018, which asks landlords and building managers to investigate the external walls of tall buildings that **do not** have Aluminium Composite Material (ACM) cladding. This applies to the building you live in. It tells building owners to check the external wall system and that:

- the correct materials were used that met regulations at the time of construction
- it has been installed as recommended by the supplier/manufacturer
- it has been maintained as recommended by the supplier/manufacturer.

What cladding is on my building?

Your building has non-combustible A1 rated Terracotta rainscreen cladding to the front elevation (green colour) and solid aluminium rainscreen cladding forming a L shape to front elevation (yellow colour). Behind these cladding panels is Kingspan Kooltherm K15 Phenolic Insulation. The rear elevation has no cladding and is made of brick.

What are cavity fire barriers?

Cavity fire barriers are required to prevent a fire from spreading up or across a building behind a cladding system. The barriers are designed to hold back a fire for

a certain period of time such as 60 minutes. These barriers are installed at each floor level and at party walls (where one flat meets another). The diagram shows a typical cladding system with cavity barriers.

What did our investigations into the cladding find?

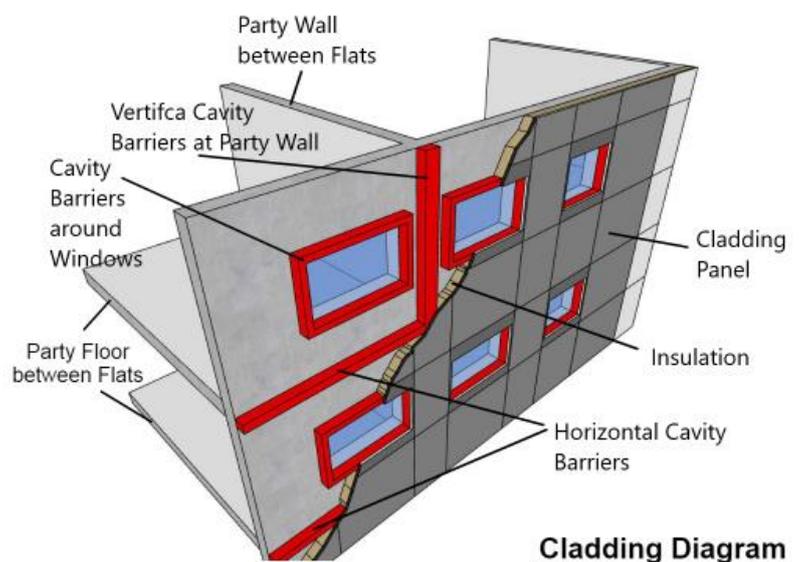
Our investigations earlier this year found some potential issues with the cladding. Since then we have been liaising with Durkan as the original builder, our team of advisors and product manufacturers. The issues we found are listed below.

What have our investigations into the cladding found?

Our investigations found some potential issues with the cavity fire barriers. Since then we have been liaising with the developer Durkans, our team of advisors and product manufacturers.

What will happen next?

The next steps are described in detail in the table above. To summarise:





1. We are in discussion with the original developer Durkan and will continue to work with them to plan how best to resolve the issues identified.
2. Once a remediation strategy has been agreed we will share this with all residents at Luma Apartments.
3. We have changed the Fire Strategy from Stay Put to Total Evacuation as an interim precautionary measure.
4. We will be installing fire alarms systems however this will take several months to complete. We will issue further advice as to when these works will take place.
5. We will have a 24 hour waking watch on site.

Why was the fire strategy Changed?

Advice note 14 requires building owners to seek professional advice if any defects are found. In addition, it advises that we should refer to the Government's step by step guide to remediating buildings with ACM cladding to assist us in assessing what measures we should consider to make our buildings safer.

Having identified defects at your building we passed our findings to our fire safety consultant Savills. Savills undertook an assessment and deemed that it would be best to change the fire strategy from stay put to total evacuation as a temporary measure, until the issues identified were investigated further and resolved.

This change means that in the event of a fire anywhere in the building you and anyone else in your property should immediately leave the building and make your way to the assembly point **on the pavement in front of Aurora House.**





What does a Waking Watch do?

The waking watch patrol the buildings to look for signs of smoke or fire. If they spot anything, their job is to alert residents using a horn, the fire alarm (when installed) and by knocking on doors.

Please note, the waking watch are not security or neighbourhood staff, and therefore don't deal with other housing issues such as intruders or anti-social behaviour. If you see something else that needs reporting, please contact us in the usual way e.g. through our website or contact centre.

Further Information

Reports and other documents prepared so far are inconclusive and incomplete. A final document will be prepared at the end of the project after the investigations and any required works have been completed. This will be provided to residents and property owners for your records.

How long will all this take?

We do not have a defined timeline as some of the necessary actions are outside of Network Homes control. We are working closely with Durkan and our advisors to conclude this as quickly as we can.

Who will pay for the works and the waking watch?

At this stage we don't yet know if there are cost implications to leaseholders. If there are Network will undertake Statutory Leaseholder Consultation beforehand as required by law and your lease.

Can I sell my property?

We have heard from residents that some sales are on hold or have fallen through. Mortgage lenders are asking for confirmation the buildings meets the relevant regulations and Government advice note 14 requirements before granting mortgages. We are not in a position to confirm this to lenders until the next steps described above are complete.

If you are trying to sell your flat, then we advise that you speak to an independent financial advisor familiar with the current mortgage market for high rise blocks of flats.

Can I re-mortgage?

This may depend on your lender. We understand that most lenders will allow you to switch to a new 'product' without the above checks and some may also agree additional advances, dependent on your circumstances, if you are not changing lender. In all cases we advise that you speak to an independent financial advisor familiar with the current mortgage market for high rise blocks of flats.





Have a question?

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Yours Sincerely

Gerry Doherty
Executive Director of Customer Services

