

Safety in your building

4th March 2020

Residents of
Rainbow House
Water Lane
Watford
WD17 2AP

Olympic Office Centre
8 Fulton Road
Wembley
HA9 0NU

www.networkhomes.org.uk
info@networkhomes.org.uk
0300 373 3000

Dear Residents,

Building Safety Update – Important Change to the Fire Strategy for your block.

I am writing to advise you of an important change to the fire strategy at Rainbow House.

We have reviewed the latest guidance and existing strategy with our fire safety expert, International Fire Consultants, who has advised that the strategy should be changed from Stay Put to a **Total Evacuation Strategy**.

This means if a fire breaks out **you must evacuate the building immediately**.

Background

Following an intrusive investigation in response to the government's consolidated Advice Note on Building Safety, our Chartered Building Surveyor, Philip Pank Partnership (PPP), carried a preliminary investigation and issued a report identifying potential defects including poorly installed and missing cavity barriers as well as inadequate fixings within the external facade. We are currently discussing the findings of this report with our Fire Safety Expert and the principle contractor Willmott Dixon.

Resident safety is our primary concern and we are working to address the issues promptly. We will update residents and property owners as soon as we have further information to share.

Fire strategy and Fire Wardens at Rainbow House

We have taken the following steps to support the total evacuation fire strategy:

- Implementing fire wardens who patrol the block. **They will be patrolling from Thursday 5th March.**
- The fire wardens will raise the alarm by knocking on doors and sounding air horns
- We have notified the Fire Brigade of this change and invited them to review the arrangements we have put in place.
- Fire notices in communal areas have been changed to inform everyone that they must evacuate if there is a fire. Please make sure you and your household have read the notice.

We need your help!

Do we have your correct contact details?

We're going to send you updates about safety in your building and we want to make it as easy as possible for you to get information. So we will be sending email updates.

Please send your:

- > Name
 - > Address
 - > Postcode
 - > Email address
 - > Phone number
 - > If you're a leaseholder or tenant/subtenant
- to buildingsafetyteam@networkhomes.org.uk

That way you'll find out what's going on quickly and easily file it for your records. We'll make sure your details are updated on our system too.

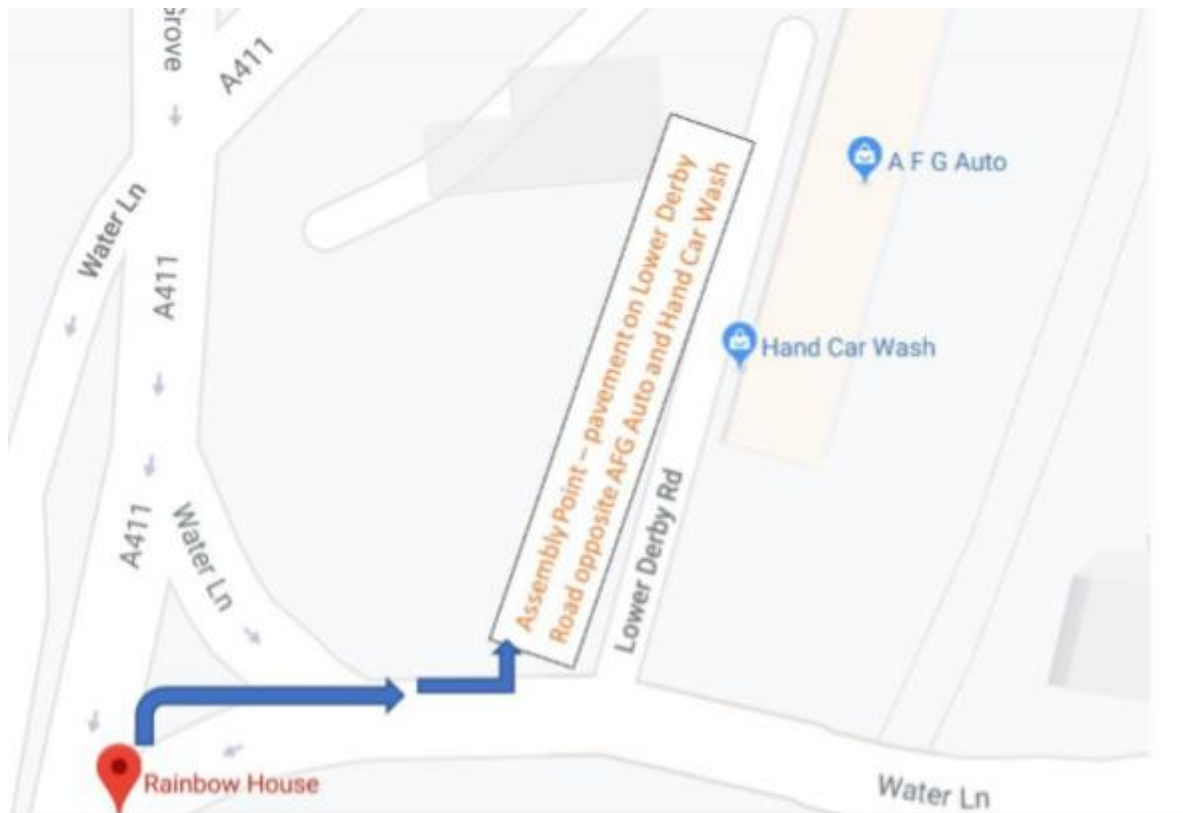
Please check out our privacy policy on our website for more info.

What should you do if there is a fire in your flat, you hear the fire alarm or the fire warden tells you to evacuate?

- Evacuate immediately using the nearest staircase as indicated by the fire signage within your block. Do not use the lift.
- Do not pack or bring any possessions with you.
- Close all doors behind you when leaving your flat and the building.
- Follow the instructions of the fire warden if they have told you to leave, or make sure you tell the fire warden about the alarm/fire.
- Call 999.

- Tell the fire wardens or the Fire Brigade if any family members need assistance to evacuate.
- Gather at the assembly point on the pavement on Lower Derby Road (see map below). Wait at the assembly point until you are told by the lead fire warden to return to your home.

A location map is below:



Ability to Self-Evacuate/ Data Capture Form

We will collect the below data so that we can ensure you and/or the members of your household can be safely evacuated in case of an emergency.

This information will be shared with the London Fire Brigade and fire wardens at your development (if applicable). We will keep this information for the duration of your tenancy/lease.

As well as being securely stored by Network Homes, this information will be stored in a 'red box' on site, which is only accessible by the London Fire Brigade. Please complete the form attached.

It's important we know if anyone in your household will need help to evacuate in an emergency. Please email our building safety team the below survey, letting us now if you have any vulnerabilities. If you think this is relevant to your neighbours, please prompt or assist them to complete this form. You may need help evacuating if you or your household have:

- Mobility issues
- Visual/Hearing impairment
- Large family unit
- Elderly relatives
- Young children.

Your contact details

As you can see above, we are seeking to communicate with you more directly and so need your updated information. This is so we can communicate with you faster and better. Please include your details and send them to the email address below.

Items in communal areas and on balconies

Please ensure **no items are stored in communal areas** and escape routes are clear. We have a zero-tolerance approach and personal items left in the communal areas will be removed. Flammable items such as BBQs and gas bottles should not be stored on balconies. These need to be removed immediately, as this is treated as a breach of your tenancy/lease.

If you want to ask any questions, then please contact me on **0300 373 3000** or buildingsafetyteam@networkhomes.org.uk

Yours sincerely



Sam Drinkwater

Neighbourhood Team Leader (Building Safety)

Ability to Self-Evacuate/ Data Capture Form - Rainbow House - March 2020

Name	
Address	
Contact number	
Email Address	
Are you a leaseholder/ tenant/subtenant?	
How many people are in your household?	
Date survey completed	

Are you able to hear the fire alarm?
<input type="checkbox"/> Yes
<input type="checkbox"/> No
If your answer is No, is there anything other than health which would impact this?

In the event of an emergency are you able to self-evacuate?
<input type="checkbox"/> Yes
<input type="checkbox"/> No

If No, what type of assistance do you or your household require? Please don't list any specific health issues here
<input type="checkbox"/> Mobility support
<input type="checkbox"/> Visual support
<input type="checkbox"/> Hearing support
<input type="checkbox"/> Support with my children/infants
<input type="checkbox"/> Support with older family members
Other:

Please return to buildingsafetyteam@networkhomes.org.uk