

19th June, 2020.

Update on fire safety works for 1 Queensland Road N7 7BY and 3 Queensland Road N7 7DF.

Dear resident,

Please find the following update on fire safety works and related information.

1. Internal fire stopping works

You will be aware from previous updates that our investigations following Government guidance after the Grenfell Tower fire discovered some internal fire stopping problems in your block. Kier, the original builders, were undertaking works to correct these defects, but withdrew from site at the start of the lockdown, following concerns raised by residents over social distancing.

We have been working with Kier to agree a date to complete these works and you should recently have received an update outlining the scope of these works and explaining that they will be restarting from Monday 22nd June, with suitable precautions in place.

Kier have given us a 4-week programme for completing these works and we are hopeful that there will be no further unforeseen delays.

2. Remedial fire safety works

Government guidance also requires building owners to investigate external cladding, insulation and cavity barriers as well as internal fire stopping. As previously communicated these investigation works have established some issues with the external insulation and cavity barriers, although there are no concerns with the safety of the external cladding material for your building.

Newlon has recently commissioned specialist consultants to carry out further surveys and produce a detailed specification for the required external remediation works.

As soon as we have a specification we will share a summary and a cost estimate with residents. At this stage a very loose estimate for the external works is £1million to £2million.

Unfortunately the timescale for completing the works is not yet certain. We believe the cavity barriers to be a defect and have formally put this position to Kier (the original builder) suggesting they should return and rectify the problems. Kier are considering their position and we are yet to receive a formal response from them.

If Kier were to play no part and Newlon has to fully specify the works and tender them to the market, we would estimate work starting in around 12 months' time. Until we appoint a contractor we won't know the exact programme for the works but we also estimate this would also be around 12 months' duration. Therefore we estimate that it will take around two years to complete the remediation. However, the cost and timescale are both very rough estimates based on what we know and could change as work progresses.

Our position remains that we will try not to pass costs for remedial works back to residents. Some of you will be aware that this is a national issue and that the Government announced a £1 billion cladding remediation fund earlier in the year. Bidding for this is currently open and closes at the end of July.

We do not yet know whether we will be able to recover any costs from this fund. To provide an indication of the issue Newlon has about 40 tall buildings above 18 metres where we are prioritising fire safety investigations in line with Government guidance. Not all of these will require remedial works and we are progressing through our programme of investigations and commissioning works where required. Other larger London housing associations have already announced that they have several hundred buildings that are likely to require remediation works. This is a national issue also affecting private sector buildings and therefore the Government fund is likely to cover only a small portion of the actual costs nationally.

If Kier do not agree to rectify the defects we could pursue legal action against them, to recover costs, but before reaching that stage we have to allow them reasonable time to respond. It is important we give Kier every opportunity to comment and to be involved in rectifying the problems. When we have a remedial specification we will put this to Kier and if they do not agree to carry out the necessary works, we would then tender the works and place an order with another contractor. This is important as it establishes the cost of the works and by commissioning the works we will demonstrate an actual physical loss. This would form the basis of any legal action to recover costs.

3. Form EWS1

Most lenders now require a form called an EWS1 before they will consider a mortgage for a flat in a tall building. This form is completed by an independent expert and outlines the building's cladding fire compliance and any remediation works. Newlon has an EWS1 form for Queensland Road and if you do decide to market your flat, our Sales team will be able to provide you with a copy. However, you do need to be aware that the form reflects that the building needs some work to be fully compliant and that liability for that cost is yet to be established, which may cause concern for some lenders and potential buyers.

When all remediation is completed, Newlon will commission another EWS1 form which will explain the new fire-safety status of the buildings.

We will update you whenever we can on the progress of the remedial works programme and if you have any specific questions please contact us by emailing firesafety@newlon.org.uk

Best wishes



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If you would like this letter in large print, audio, Braille or any other format, please contact us or ask a member of staff.