

4th May 2020



Re: update on fire safety and form EWS1 - 1 Queensland, N7 7BY.

Dear resident,

We wrote to you in January to update you on the fire safety actions we are undertaking at 1 Queensland Road in response to the advice notes issued by the Government following the Grenfell Tower fire.

As you are probably aware Kier were previously onsite carrying out remedial internal fire stopping works. These works were ceased following the coronavirus outbreak and concerns about social distancing in communal areas raised by some residents. We are in discussion with Kier about recommencing these works, ideally in the near future, if they can ensure that social distancing measures can be maintained.

In January we also explained that in accordance with Government Advice Note 14 we had commissioned independent experts to review the external cladding at Queensland Road. It has been confirmed that while the main cladding material is not a cause for concern there are some deficiencies with fire cavities and the insulation system which will require remedial works.

We have made formal enquiries with Kier as the contractor for the original construction of the building and also the building's warranty provider about carrying out the required remedial works.

Once we receive a response to these enquiries we will have a better indication of the scale and length of works required and will update residents accordingly.

As explained in previous correspondence Newlon currently has no plans to recharge residents for remedial fire safety works nor have we service charged for the ongoing cost of the fire warden service. This is because we want to protect residents from the worst financial impact. We hope to continue to keep the burden of mitigating costs from our residents. However, at this stage it is difficult to say what the long-term position will be as the scale of the works are yet to be determined and we cannot guarantee that costs will not be passed back to leaseholders.

We have now received form EWS1 (the form often required by many lenders) and supporting statement describing the current position with the cladding. Copies of this form and statement will be forwarded to all residents who have been in correspondence with our Sales team about selling, staircasing or re-mortgaging. This form and statement will be helpful to potential buyers and lenders but as the building is in need of remediation works, it is difficult to know the impact this will have on their decisions.

If you have any questions please email firesafety@newlon.org.uk in the first instance.

Kind regards

A handwritten signature in black ink, appearing to read "Mark Newstead", written over a horizontal line.

Mark Newstead DipProjMan(RICS), MCIQB, SIIRSM
Property Services Director
Newlon Housing Trust

Newlon Housing Trust is a charitable housing association and part of the Newlon Group
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