

Safety in your building

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Dear residents,

We are writing to provide an update following the recent Fire Risk Appraisal of External Walls (FRAEW) undertaken at your building.

The FRAEW was carried out by a registered and suitably qualified assessor, with further review by a Chartered Fire Engineer. The assessment has identified that remediation works are required to enhance fire safety at the property.

The recommended remediation focuses on elements located at first-floor level. Two potential have been identified:

- replacing the existing spandrel panels with materials that offer improved fire performance; or
- installing a secondary external escape staircase.

At this stage, both options are being explored in detail. While no final decision has been made, replacing the spandrel panels is currently considered the more likely solution. Further technical review, design development, and discussions regarding timescales are ongoing.

We would also like to reassure residents that there is no immediate change to the evacuation arrangements. The current evacuation strategy remains a “stay put” policy. Should this position change in the future, you will be informed clearly and in advance.

We will continue to keep you updated as plans are progressed and once more detailed information on the scope of works and anticipated timescales as soon as it becomes available.

Thank you for your understanding and cooperation.

A summary of this letter

The recent Fire Risk Appraisal of External Walls (FRAEW) has identified the need for remediation works to improve fire safety, with options including replacing spandrel panels or installing a secondary escape staircase.

A reminder

Your building’s fire strategy is **stay put**, so you should stay in your home unless you are directly affected by smoke, heat or fire, or are told to evacuate by the fire brigade. There is no communal alarm in the building.

You can find out more about your buildings safety details by scanning the QR code below:



Further support

- Get in touch with us on buildingsafety@networkhomes.org.uk if you have any questions.
- Go to the London Fire Brigade's website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- Visit our website where we have a fire safety section with lots of information: <https://www.sng.org.uk/fire-safety>
- We've recently moved to a new website and so we've not got all previous letters we have sent uploaded yet. If you want to view a previous letter we have sent, please email the team on the contact details below.
- Get in touch with us on buildingsafetyteam@networkhomes.org.uk if you have any questions.

Kind regards,
Raj Gandecha