



# Update on Cladding



## Templar House

19 August 2019

### ***What are we doing next at your block?***

We will be investigating the cladding that is currently on Templar House. This will involve erecting scaffolding at different places around the building. The scaffolding will be required for a number of weeks.

### ***What is the expected timeline?***

We are working with our advisors to organise the site inspections. We currently expect these to take place during this Autumn. We will write to everyone again when a date has been agreed.

### ***Government Advice Note 14***

The Government has been issuing specific fire safety advice to owners and managers of tall buildings 18m or above in height since the summer of 2017. The Government issued 'Advice Note 14' 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 in which you live.

### ***What is ACM cladding?***

ACM cladding is the type of cladding installed on the Grenfell Tower and is now being removed from many tall buildings. Your building does not have this type of cladding.

### ***What cladding is on my building?***

There is a mixture of external wall finishes to Templar House. The ground floor is brick.

The 1<sup>st</sup> to 4<sup>th</sup> floors are finished with a type of cladding called external wall insulation. This has a render finish and behind this is polystyrene insulation. The system is designed and manufactured by Kanuf Marmorit.

The 5<sup>th</sup> and 6<sup>th</sup> floors are finished with a zinc cladding manufactured by Rheinzink.

### ***Why wasn't non-ACM cladding inspected at the same time as ACM cladding?***

Following the Grenfell fire two years ago, the government started by issuing advice about ACM cladding on tall buildings. The government has now asked landlords and building managers to investigate the design and installation of all other types of cladding.

This is not specific to Network Homes; it affects all owners of tall buildings whether they are housing associations, councils, private companies or organisations operating in other industries including hospitals, hotels, schools and colleges.





### ***What does Advice Note 14 say?***

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/manufacture
- it has been maintained as recommended by the supplier/manufacture

### ***So, what are we doing?***

We have a programme of works for all our affected buildings. We are presently at stage 1 for your building.

1. A desktop review – looking at all the relevant documents and certification from when the building was built to check if the products used were suitable
2. Site inspections – this will involve removing part of the cladding to check the products used and if they have been installed correctly. The inspection will require scaffolding or the use of mobile access equipment if appropriate.
3. Investigations after the Inspection – after the inspections we may need to liaise with the original builder, the design team and manufacturers to fully understand the findings.
4. Forward plan – Once the investigations are complete we will prepare a plan for your building and put appropriate measures in place. We will communicate this plan with all residents

### ***Who are we working with?***

We have commissioned experienced building surveyors to lead the inspections and advise us. We are also seeking specialist advice where we need it.

### ***How does this affect the fire strategy/ fire risk assessment (FRA) for your block?***

Until the investigations are complete, your fire strategy and FRA remain valid. Please familiarise yourself with what to do in the event of a fire in your block. If we need to change the fire strategy in your building, we will let you know.

### ***If you own your property: how will this affect your mortgage and if you want to sell your property?***

Some lenders are asking for information about building cladding before offering mortgages. If a lender asks for information relating to cladding when you are re-mortgaging or selling your property, then please get in touch with us. We will try to assist as best we can.

### ***Have a question?***

If you have a question about these investigations on your block, or something else to do with fire safety, please contact our fire safety team on **0300 373 3000** or

**[firesafety@networkhomes.org.uk](mailto:firesafety@networkhomes.org.uk)**

