

Fire Safety

Parnelli House Notting Hill Genesis

120153 My building is 5 storeys in height. My building is deemed unsafe due to the presence of combustible insulation. The remedial costs have yet to be determined but is likely to be several million pounds.

1211112 As I believe you are aware, our housing association, Notting Hill Housing Group, are refusing to make the findings of the survey public and so far have made no plans to remedy the defective materials which have contributed to the failed EWS1 survey.... My wife and I have recently welcomed our first child.... and now find ourselves unable to sell our one-bed flat, as we had intended, which has left us in very cramped living conditions with no prospect of a quick resolution to the fire safety issue.

45 Holloway Road Private

120149 I purchased my flat at 45 Holloway Road in 2018 and we recently failed the EWS1 certificate, resulting in the need for a fire watch until we can install a more sophisticated fire alarm. We are currently paying c.£500 per month for the watch per flat and have received quotes of up to £100,000 (between 45 flats) for the system upgrade. This stage of the saga is therefore going to cost each leaseholder c.£4,000 before even considering the cost of future remedial work which I understand could be upwards of £40,000 per flat.

Our building is 16m high and therefore unfortunately falls below the arbitrary 18m threshold required to access government funding. This has turned what was a hugely exciting step in my life (home ownership) into a pit of anxiety and worry over our financial security and ability to sell our flat in the coming years - how are we expected to afford these costs and will I be able to remortgage at a non-penal rate in the coming months? who knows!

120149 I am writing to you as an Islington leaseholder who has become embroiled in the ongoing cladding scandal. I purchased my flat at 45 Holloway Road in 2018 and we recently failed the EWS1 certificate, resulting in the need for a fire watch until we can install a more sophisticated fire alarm. We are currently paying c.£500 per month for the watch per flat and have received quotes of up to £100,000 (between 45 flats) for the system upgrade. This stage of the saga is therefore going to cost each leaseholder c.£4,000 before even considering the cost of future remedial work which I understand could be upwards of £40,000 per flat.

20 Clockview

120130 My building is deemed unsafe due to cladding on the outside which has not yet been through proper testing, and for which the housing company (Southern Housing) is currently prepared to do little about. We have needed to remortgage this property for financial reasons and unfortunately have been unable to get a new mortgage due to not having an EWS1 form. It's been a real nightmare financially, not to mention the potential remediation costs we might end up needing to pay due to no fault of our own. Essentially we are stuck with the ongoing fear of potential costs which could be to the tune of thousands and thousands. We know many others in the same boat who are stuck, unable to sell, unable to remortgage - grim situation in these times with a big impact on our anxiety levels and mental health.

62 Clockview

121111 This activity does smack of a huge “over-reaction” to the Grenfell tragedy, where all flatted blocks no matter what height are under suspicion of non-compliance, even low rise blocks such as at Clock View Crescent, where fire appliance ladders & emergency exit routes are easily escapable for residents in the unlikely event of a fire

29 Laycock Street ISHA (under 18m)

120129 My building is 5 storeys and is under 18m in height. My building is deemed unsafe. My insurance has increased. I cannot sell or remortgage my home.

9a & 9B Clerkenwell Road Private (partly over 18m, cladding)

118248 I am a leaseholder of a flat in 9B Clerkenwell Road. Our cladding has been found to be unsafe. The development is over 18 metres high, and complies with the other criteria for funding. The managing agents have been trying to make an application for funding, but so far have not been allowed access to the GLA portal, and no reason has been given.

Mustang House Notting Hill Housing (under 18m)

121025 I live in a 4 story new build (built 2016) ...I purchased my flat in 2016 using the share to buy scheme. This year I wished to staircase my ownership to 100% and take advantage of the free stamp duty. However, Canonbury Cross recently failed it inspection receiving a rating of B2 and as such an EWS1 form has not been provided. Our housing association will not provide further detail as they are negotiating with the developer on who will pay for the remedial work and I expect this will not be resolved for some time to come. We have been told however that the building is considered safe and so I am not sure of the relevance of this inspection

This leaves me and other residents in a difficult position. I am unable to remortgage now as conveyancers will value the property at nil until the form is provided. Additionally it would be very tricky for myself and other owners to sell our flats unless we could find cash buyers, which are a rarity.

Lewis House Notting Hill Housing (cladding, maybe partly over 18m)

120119 I bought my flat at Canonbury Cross in 2016, a new-build run by Notting Hill Housing Group and built by Ardmore Construction. I bought it in good faith: I presumed that buying in a new block would guarantee a high standard of building. But this is not the case. This week, received our ESW1 form, which said that our building is not fire safe with potentially hazardous cladding, and, as yet, we don't yet know the costs of putting it right. There is argument that the building is not over 18m (depending on how you decide to measure it), so this is a cost that it is likely innocent leaseholders will have to cover. As someone who's been excluded from financial support during the pandemic, the prospect of additional costs are stressful to say the least.

Whichever way you look at it, this is not right. I was not responsible for the building, only buying a flat in good faith. Myself and millions of others have been let down by the government, and they have not yet gone far enough to put this problem right.

While I recognise that the additional £3.5 billion added to the Building Safety Fund in February was a big step forward, the Government's current support package simply does not

go far enough:

The Building Safety Fund only covers unsafe cladding systems. There is no support for non-cladding defects, such as missing or defective fire breaks or compartmentation issues,

74 Arlington Avenue Hyde Housing? (under 18m)

120109 I am a leaseholder (flat owner) living in Arlington Avenue. My building is 4 storeys and is under 18m in height. My building is deemed unsafe due to fire breaks not being installed in the building. I cannot sell or remortgage my home.

St David's Apartments Private? (cladding)

120180 After this covid crisis, I have personally been hit with a bill of approx £18k to fix the cladding on a flat I bought in 2012. This was a new built, so supposedly it was made with the latest regulation in place. For me such an amount would mean financial hardship, as my savings would be wiped out. I am 31 years old, about to start a family, and I am forced to pay monies for something unexpected, as a result of latest regulation. We have as the leaseholders of the building, filed a claim to Premier Guarantee, and now pursuing the case with the Financial Ombudsman who said that they would come back to us in 4 months. So to live with 4 months of further uncertainty, on top of everything else, is really horrible. At the same time, I can not sell because who would buy a flat with cladding issues ?

Peacock Place Private? (under 18m, cladding)

120107 I am a leaseholder (flat owner) living in Peacock Place. My building is 3 storeys and is under 18m in height. My building is deemed unsafe due to combustible timber cladding and insulation. I don't yet know how much I'll have to pay for fixing this but I am very worried as I've heard others quote terrifyingly high prices to me.

Aquarelle House Peabody (cladding)

118200 On 4 May 2021, the residents finally received a copy of the EWS1 form which was written on 20 April 2021, after chasing our housing association Peabody multiple times. It provides a B2 rating because the cladding used on the building is Kalzip AluPlusZinc Rainscreen, which includes Kingspan K15 components - the same components used on Grenfell Tower. However, it also states that further work is required to investigate the Dryvit External Wall Insulated Render System.

121260 I'm sure you understand that, as leaseholders / residents, it is us who might end up picking massive, life-changing bills if push comes to shove. Yet it's like our futures are being decided behind closed doors, while those in the room know they have nothing to fear themselves. We will keep in touch as this situation progresses.

176 St John Street Private (cladded)

118888 We are a shared ownership property at 176 St John St, EC1V 4DE. There are 6 flats. Our entire property is cladded in HPL.

Apparently we are 16.6km and so the only help the government is proposing is a loan so we pay £50 per month...that sounds not much, but some of these cladding bills are £30,000, £70,000 per flat. Why should I take a loan out for the rest of my life to pay off a debt I

shouldn't be burdened with? Plus I'm unable to work due to my mental illness being so bad it's registered me as disabled. So £50 a big chunk for me.

Tempus Apartments Private (under 18m, cladded)

121108 I am a 1bedroom leaseholder (flat owner) at Tempus Apartments, on Goswell Road in EC1V. My building is under 18m in height. I currently cannot sell or remortgage my home, as lenders will not accept my flat as collateral due to cladding issue.

Garand Court Private? (cladding)

118860 Over the last few years due to the fire cladding situation, our complex has exp winces c. £500k in fire walking watch, £200k in consultancy (to challenge position of fire brigade for property) and seen an extraordinary increase in building changes. My service charges was almost double the usual charges for lastly 12 months.

And all these costs have been incurred despite my building recently (finally) being confirmed as only having a risk of superficial building damage, and not loss of life - I.e. the very minor part of the cladding system which is on less that 30% of the property, which doesn't even need changing as it is safe - has cost us a lot of money which was entirely avoidable.

Trafalgar Point (under 18m, cladding)

120104 My building is 5 storeys and is under 18 metres in height. My building has been deemed unsafe due to materials which has been found to be combustible under new legislation and have been found under the concrete render of our building. The materials are protected on either side by concrete, but the fire engineer's report has deemed that we will require extensive and complex remedial works to remove and replace these materials.

The building insurance has tripled and we are now having to pay at least £1,000 extra per year simply to cover our new insurance price.

We are yet to receive the detailed costs of the remedial works but it is estimated that I am facing a bill of £20,000, as will all the leaseholders in the building. This would be to remove the concrete (the make-up of the entire building), remove the combustible materials, replace that material, and then reapply the concrete to the entire building. 120060

13 Hornsey Street Newlon (over18m, cladding)

120082 I am a leaseholder (flat owner) living at 13 Hornsey Street. My building is 9 storeys in height. My building is deemed unsafe for numerous reasons, including cladding, wooden balconies and partitions between flats.

It has been several years now since Waking Watch has been employed on in our building. The charges are high and they are often asleep in the stairwells, not doing their jobs to keep us safe anyway. We have not yet been given a bill and our housing association, Newlon, is not very transparent about costs or what will happen and when to remediate these issues.

1 Bakers Row (under 18m ACM cladding)

120073 I am a leaseholder (flat owner) living in 1 Baker's Row EC1R3DB. My building is 5 storeys in height. My building is deemed unsafe due to ACM cladding on the top floor, cladding on the facade of the building and potentially missing fire barriers around windows

and floors.

I am having to pay £5600+VAT for an EWS1 certificate only to get this confirmed because our insurance company threatened to withdraw cover. I am facing an unknown bill to fix all defects highlighted by the EWS1 and very high insurance costs if we can get insurance at all.

39 St Pauls Road (under18m)

120067 My building is 5 storeys in height. My building is deemed unsafe due to a small amount of decking on two balconies (there are only 4 balconies on our whole block).

I currently cannot sell or re-mortgage my home and am facing a mortgage repayment bill of £175,000 plus fines and fees and a worthless asset which I have worked hard to save in order to be able to afford. This has been an incredibly stressful time, particularly as my flat is in a small block and I cannot see how legislation to combat fires such as the horrifying Grenfell fire (which I would of course fully support) would apply to flat owners like myself. The Government's rushed and clumsy legislation is just not fit for purpose.

Canalside Square Hyde Housing (over 18m, zinc cladding)

120066 My building is deemed unsafe mainly due to zinc cladding and mistakes made with fire breaks at the time of construction. Only discovered due to intrusive operations.

There have been £1500 per month per flat for waking watches of expenses out of precaution (as no one seems to be able to assess when it is only on 1 floor) and now fire alarms have been fitted with no clarity if this will remove the "requirement" for these waking watches.

1&3 Ann Street Hyde Housing (over 18m)

120043

The building I live in at 1 Anne St is deemed unsafe due to cladding that does not pass government building safety standards. Due to the Construction company (Rydon-Construction, Hyde-Developer) who built these flats at Packington SQ using combustible material in the external cladding of the building. This was deemed illegal as of 2017 in the Governmental building safety programme set out by the Ministry of Housing, as my building exceeds the Hight limit that constructors can legally use combustible cladding.

118893

I am a leaseholder (flat owner) living in 3 Ann Street, Packington Square. My building is 7 storeys in height. My building is deemed unsafe due to missing fire breaks, flammable Kingspan insulation, and flammable polystyrene walkways outside our front doors.

We know our insurance will increase. We are already paying for a Waking Watch across the development. Fire alarms are being installed as we speak. The costs are not yet known but at the minute, 100% of these costs can be LEGALLY passed to us. My mental health is being affected by the stress of the potential financial burden and uncertainty regarding remortgaging or moving. I cannot sell or remortgage my home, and frankly I feel trapped

1 Packington Square Hyde Housing (over 18m)

118894 We bought the flat with the intention of living here for 3 years, and then selling to start a family, in 2022 – our understanding at this current moment is our home is worthless

as it wouldn't secure an ESW1 form required to secure a mortgage, despite being only two years old.

Angelis Apartments (under 18m)

120031 I am a leaseholder living in Angelis Apartments. My building is 5storeys in height.

My building is deemed unsafe due to timber roof decking installed by developer. My insurance has increased by 300% and we are being charged a fortune for EWS1 certification and being held hostage by the freeholder.

I am facing a bill of up to £20k for additional insurance, timber removal (developer responsibility) and added protection from cladding, all of which is the responsibility of the developer. My mental health is being affected by the extra financial burden. I cannot sell or remortgage my home.

120030 My building is deemed unsafe due to presence of timber soffits on the 3rd and 4th floor on the City Row Elevation, and spandrel panels from 1st to 6th floor not having any visible fire breaks. As a result our building failed a recent EWS1 assessment and all leaseholders were issued a section 20 notice with an immediate cost of £150,000 for remedial works to be covered by leaseholders. It is also estimated that this figure only represents a small initial cost and that each leaseholder in our building might eventually face a bill of £50,000-100,000 to be fully compliant with the new fire regulations.

3 Cottage Road Newlon (Over 18m)

120124 the flat is unsafe as it is 9 floors up and I reside on the seventh floor. I do worry if the building was on fire how would I leave if the fire started in the stairwell as lots of people come and smoke drugs in the summer time, the police always write up reports that it isn't happening even though I work in emergency services and know they are not writing the truth.

the fire brigade won't fit new fire alarms so we have to buy new ones our selves and I have fitted mine myself as I cannot afford an electrician and I worry if it doesn't go off even if there is a fire as it is hard wired and I haven't hard wired the fire alarm.

the amount which the housing are quoting is in its thousands and as I reside alone I can't afford to pay for the extra,

Buckler Court Private? (cladding)

117318 I now can't bear the idea of all that effort being taken to zero because we can't afford the extra money for the cladding and can no longer sell the flat. If I have to pay extra myself and others I know in the flats would not be able to pay and lose all we have invested in already which has been nearly all of my income for 22 years in London.

Xchange Point Private? (cladding)

118744 I live in and am a leaseholder of a flat in XChange Point, Market Road. My building is facing issues regarding cladding and other building works. Although the landlord and management are not forthcoming with details at all, I have been billed for work and been notified of further potential charges, not knowing what work is being carried out or what the costs relate to.

As a result, my life is being affected negatively. I am already being forced to pay a bill for which I am being given no details and have been told to expect further chargers. This is causing undue stress and anxiety with financial worries. I had been considering selling my property, which I am not able to do but quite frankly I'd be happy to remain in my property if it meant I do not have to worry about the financial burden that looks set to come my way. The sums you see quoted are the kind that would have a negative impact on someone not just for now but for their future too.

Novello Court ISHA (Under 18m, possible cladding)

121286 I am currently experiencing issues with selling my shared ownership property. Having been told by the landlord (ISHA) that there is no cladding on my building, I have now got very far down the line, just clearing up a few last enquiries before discussing exchange dates. I now find that the safety manager (ISHA) has responded to my conveyancer, saying that there is cladding (in the form of render ?) on my building. This is highly likely to result in my losing my buyer.

I am really writing to you to raise the issue that there doesn't seem to be any support/information source for leaseholders. I have spent 3 days trying to find some answers as to why render has suddenly become cladding. An architect assures me that they are not the same. So I really would like independent clarification of the regulations. There are thousands of Londoners in my situation and worse, but there doesn't seem to be anyone out there to support them with independent advice.

In Addition, the building owners, in my case ISHA, are the only ones able to issue instructions to a Surveyor for EWS to be performed. So, if I find that it is something that I do need, I can not do anything about it and am at the landlord's mercy. They under a very different time scale to myself and have said that the building is not a priority for an EWS to take place.

Carnoustie Drive Islington Council (Partly over 18 m, some cladding)

118219 Much like where you grew up we love living there however it has recently come to our attention that the council do not have the correct certification to show the building is safe from fire.

This is extremely concerning and worrying and as such we are looking at options for staying elsewhere that is safe. My brother and I are leaseholders and the second issue we have, that is also causing massive amounts of stress, is that we are unable to remortgage without the EWS1 form providing the cladding is safe from fire.

15-18 White Lion Street Private?

120094 I live on white lion street. My flat is unsellable as there are some workmanship issues that were brought to light through the ews1. The inability to see is due to poor government regulation and a total shift in the appetite for risk. We may avoid costs as the leaseholder has suggested they are low enough to be covered by them but due to a shortage of fire engineers we are not able to get the exact works needed confirmed. This has been going on for well over a year and 6 months since the EWS1 form happened. I now have a 5 week old baby and I can't register for a nursery as We could move in 5 months or still be stuck here in a year, the timelines are that unclear. We had a buyer lined up but everything has fallen through whilst we are stuck in this no-mans land.

Angel Southside Private (over 18m, cladding)

119465 I am a resident of Angel Southside, a block consisting of almost 100 apartments that lies between Owen Street and Goswell Road, near Angel tube station. I moved there at the end of March 2007. The building was constructed between approximately 1998 and 2002. I am also a director of the residential management company that is responsible for the common parts of the building, Owen Street Management Company Limited ("OSMC"). OSMC provides services to the residents of the building and is responsible for the upkeep of the building. The leaseholders fund OSMC through their service charge, which they are obliged to pay by their leases. The leaseholders also pay ground rent to the ultimate freeholder, the Dame Alice Owen Foundation, although there are layers of complexity between the Foundation and the individual leaseholders. Like many people in London, and presumably in Islington, I now find myself a victim of the cladding scandal. In short the directors of OSMC became concerned after the Grenfell Tower fire about the materials from which parts of Angel Southside were constructed, and commissioned a series of reports. By late 2019, it was evident that there was a serious problem, in that parts of the building had been constructed with a façade made of flammable material. We have been advised that we are legally obliged to have that material removed and made safe.