

June
2017

CETRA NEWS

FOR THE CEDARS ESTATE

CETRA



CEDARS ESTATE CLADDING AND FIRE REGULATIONS

Following the appalling tragedy in North Kensington, CETRA can assure our residents that the cladding system installed on the Cedars Estate bears no resemblance to that installed on Grenfell Towers, and meets all current fire and safety legislation. The EWI system that we are using is based on Rockwool, a mineral product that is naturally fire resistant. This is considered to be a safe, standard, robust system that is fully certified.

We have also received assurance from the consultants, manufacturer and installer of the EWI system that it is safe and is fire resistant. The insulation used on the blocks was a Rockwool based EWI system utilising non-combustible insulation and is fundamentally different from the rain screen cladding system we understand to have been used at Grenfell Towers. Rockwool themselves have issued the following information in this respect:

“In the event of a fire, our fire proof insulation slows the spread of the flames. ROCKWOOL stone wool does not produce dangerous toxic smoke and also helps protect the building’s load-bearing structure, protecting lives and investment. By protecting the structural frame of the building from destruction by fire, it is possible to give occupants more time to escape, and to limit the damage to the building”

‘Stay put’ policy

A ‘stay put’ policy involves the following approach:

- When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire service.
- If a fire starts in the common parts, anyone in these areas makes their way out of the building and summons the fire and rescue service.
- All other residents not directly affected by the fire would be expected to ‘stay put’ and remain in their flat unless directed to leave by the fire and rescue service. It is not implied that those not directly involved who wish to leave the building should be prevented from doing so. Nor does this preclude those evacuating a flat that is on fire from alerting their neighbours so that they can also escape if they feel threatened.

Fire safety guidelines: Is ‘stay put’ safe?

When a fire occurs within one dwelling (or, less likely, in the common parts), it is normally safe for other residents to remain within their own flat. This principle is undoubtedly successful in an overwhelming number of fires in blocks of flats. In 2009-2010, of over 8,000 fires in these blocks, only 22 fires necessitated evacuation of more than five people with the assistance of the fire and rescue service.

Finally, Please can residents ensure that, no items are left in the communal areas apart from plants and you must not have any barbeques on balconies OR in the communal areas of the estate.

Useful Numbers:

Transco Gas Safety –
24hr (for gas leaks)
0800 111 999

Clapham Town Safer
Neighbourhood Team:
020 8721 2825

Lambeth Council:
020 7926 1000

CETRA Office:
020 7926 7555

Heating and Hot
Water:
020 8655 3330

Out of Office
Emergency Repairs:
020 7926 6666

Noise Nuisance - Rapid
Response Night service
10pm-3am
(5am on Fri-Sat)
02 7926 5999

CETRA’s email:
cedars@lambeth.gov.uk

CETRA website:
www.cetra-housing.co.uk

Big Lunch Big Success

CETRA is pleased to inform you that the Big Lunch Event held for the Cedars Estate on Saturday 17th June was a big success. We would like to thank all our residents who showed up and hope everyone had an enjoyable time. Residents got together, brought their home cooked food, children enjoyed the bouncy castle, gladiator duel game and had some fancy face painting done ! However, we

are always looking for an improvement next year! We would like residents to write down their ideas in our suggestion box which is located in the reception area in the office.



ALTERATIONS TO LEASEHOLD PROPERTIES

Under the terms of council standard leases, maintenance of all communal and structural parts of the building and doors, other than leaseholder entrance doors, are the responsibilities of the council. Leaseholders may only carry out alterations with the prior written permission of the council, which will not be unreasonably withheld.

The leaseholder applying for consent must:

- Agree to cover the council's reasonable costs in processing the application. This includes reviewing paperwork, surveying the works and all other associated costs.
- Pay a non-refundable fee of £250.00 payable to London Borough of Lambeth in advance (payable by Cheque or Postal Order, no card or cash payments).
- Obtain all statutory consents including any necessary planning permissions, and must bear the cost of doing this.
- Obtain any required building regulations certificates.
- Obtain any required health and safety certificates.
- Must send details of the works (including plans or drawing) to Homeownership Services and CETRA, before you start any work.

For further information please refer to your homeowners handbook

GARAGE DOOR REPLACEMENT AND PAINTING PROGRAMME UPDATE

A total of 50 garage doors will be replaced/repainted and at time of publishing the newsletter 18 has been completed with the further 32 to be completed over the coming weeks/months.

Garage owners will be contacted prior to the works starting for access. At that time please ensure that adequate space is left between your vehicle/items and the garage doors. Our contractor will not be responsible for moving any items from the door but will ensure that your vehicle /items are adequately covered in order to protect them during the works.