

Central West
320 Ruislip Road East
London
UB6 9FE

15th April 2024

Dear Shared Owners and Leaseholders

Re: Buy-back ballot update / Remediation update

This letter provides an update on the outcome of the Central West buy-back ballot, as well as details of next steps we are taking to explore remediation of the building.

Buy-back ballot

The buy-back ballot closed on Monday 8th April 2024 and we now have the outcome of the ballot.

Of the 69 households at Central West, 62 voted in the ballot, and of those who voted 73% voted in favour of the landlord offer sent on 4th March. As a 100% vote in favour of buy-back was not achieved, we will not be proceeding with buy-back at the current time.

What happens next?

Whilst the result of the ballot was not definitively in favour of buy-back, it does provide a reasonable indication of preferences.

Given the number of households who would like us to buy back their home, we will be having discussions with those who voted against buy-back, (and those who did not vote), to better understand the factors that influenced their position. This will help inform us should a buy-back proposal be revisited at any point in future.

In the meantime, we are proceeding with remediation planning (see below) and some preliminary remediation works.

Remediation – further investigation

As we have previously communicated, the permanent remediation works will take some time to fully scope, procure and carry out.

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The next step in our scoping process is to undertake Type 4 Intrusive Fire Risk Assessments (FRAs) in a sample of homes and in the communal areas and lift shaft. The purpose of the Type 4 FRA is to provide further assurance of the fire safety measures within the building and to determine whether any works are required within flats.

Hydrock, a fire engineering consultancy, have been appointed to carry out these investigations between 22nd and 24th April. Investigations to the lift shaft will result in several hours of downtime for the lift on Tuesday 23rd April and we apologise in advance for this inconvenience.

We would like to thank those residents who have volunteered and agreed for these surveys to be carried out in their homes.

We have also commissioned **PRP Architects** to prepare a holistic remediation plan for Central West. As part of this work they will be revisiting the design work they previously carried out and considering reports prepared by other consultants to date, and the outcome of investigations currently being carried out. They may also undertake further investigations of their own.

Remediation – preliminary works

In addition to determining the longer-term remediation plan, we are also scoping out more immediate compartmentation works to the communal areas of the building. We are working with the Guinness team on this.

A specialist company called **CLM Fireproofing** has been instructed to do this work, and they will be undertaking their own surveys within the communal corridors of the building, also between 22nd and 24th April to specify the works required in the communal areas. It is intended that these works will start by the end of June.

More details about these works and the potential impact they may have on residents will be shared shortly. Residents will not be required to move whilst these works are undertaken.

Investigations on both days will be undertaken between 9am and 4pm. We are mindful that residents will be in, and coming and going from, the building and we will ensure we do not block communal areas and we will ensure the space is left tidy at the end of

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each day. Any walls or ceilings that have to be opened up will be reinstated on completion of the surveys.

SBHA and Guinness remain committed to working with you to find a deliverable and enduring solution for everyone at Central West. If you have any questions about any of the above, please do not hesitate to contact NewmanFrancis at cw@newmanfrancis.org or on 0800 644 6040.

Yours sincerely

Mark Field
Director of Operations & Customer Service

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