

29th September 2026

CAS-738145-D1T1Z8

2-46 Queensland Road – cladding remediation works update

Dear Resident,

We are writing to provide you with an important update on the cladding remediation works at your building.

Fire Risk Assessment of External Walls surveys (FRAEWs) to start in October 2026

We are currently working through the design stage of the project for your building. In order to finalise these plans, we need to carry out an in-depth Fire Risk Assessment of External Walls survey (FRAEWs) at 2-46 Queensland Road. Contractors have been appointed to undertake the survey, and you will soon see activity in preparation for this work start.

To facilitate these investigations, temporary scaffolding is scheduled to be erected around your building from Monday 12th October 2026, ahead of the investigation works starting week beginning Monday 19th October 2026.

What is an FRAEW and who will be involved?

A FRAEW is a specialist fire safety assessment of a building's external walls to evaluate the risk of fire spread, particularly where combustible cladding or insulation is present.

The FRAEWs will be carried out by specialist Fire Engineers, Global Group, working in co-ordination with our enabling works contractors, RCL. These investigations are an important part of the cladding remediation programme. They allow us to gather details needed to develop a robust specification of works for the tender stage.

This is required for submission to the Building Safety Regulator and plays an important role in securing government funding for the programme of works.

Please note that these investigations will be carried out externally only, although there will be some associated noise and dust while they take place.

How long will the scaffold stay up?

The investigation works are currently expected to take around 5 to 6 weeks to complete and the scaffolding will need to be in place for the duration of the works. As soon as exact dates are available, we will update all residents accordingly.

How will the FRAEWs be carried out?

The process involves some minor 'opening-up' investigations to selected areas around the building. This will require temporary access equipment to be used, such as scaffolding or a Mobile Elevated Work Platform (MEWP). (see image)

Access to garden areas

If your property includes a private garden area, your access to this may be restricted if we need to install scaffolding bases and standards in the area. If we do need access to your garden, we will contact you directly about this.



Once the scaffolding at the building is put up, we encourage residents to notify your Buildings and Home Contents insurer that scaffolding is in place around your building. This is because it may be relevant to the terms and conditions of your home insurance policies.

As the programme continues to progress through the final stages of design and moves towards appointment of the contractor and construction, we will confirm overall timescales and stages through regular updates and online meetings with residents. We'll share meeting details with you when confirmed.

We apologise for any inconvenience these works may cause you, and we thank for your support and understanding as we progress with these important fire safety works at your building.

If you have any questions, please contact the Special Projects Team at:

Specialprojects@newlon.org.uk.

Kind regards,

A handwritten signature in black ink, appearing to read 'Tyrone Taylor', is shown above the printed name.

Tyrone Taylor
Special Projects Surveyor