



LONDON BLOCK MANAGEMENT

**IMPORTANT – Please Read
Sent via E-mail**

10th September 2026

Dear Leaseholder,

**RE: SHAFTSBURY MANAGEMENT COMPANY LIMITED ("the Company")
The Pad, 45 Holloway Road, London, N7 8JW ("the Property")
Major Works Project Update: Transition to Completion and Final Certification**

I am writing to update you on the progress of our Cladding and Building Safety Renewal Project and apologise for the delay in sharing this information.

We are now entering an exciting phase: the striking of the scaffolding has begun and is expected to take approximately 8 to 10 weeks.

While the Cladding Work, project-managed by Ingleton Wood, is nearing the finishing line, we want to set the scene for the "close-out" period and manage expectations regarding final Safety Certifications and outstanding internal works.

1. Physical Progress on Site

The building has undergone a significant transformation, as you know, to comply with the Regulations set out in the Building Safety Act following the Grenfell Tower disaster. We are pleased to confirm that, as required by the Building Safety Act, the removal of the combustible render system and original timber cladding is 100% complete across all elevations. Our contractors, Millane, have been installing the new fire-compliant materials, including Cedral "Clay Brown" cladding, designed to reflect the building's original aesthetic while meeting modern safety standards.

As the scaffolding is removed in sequence across Elevations 1 to 7, you will begin to see the refreshed Building exterior. Please note that a final "snagging" and site cleaning will take place as each area is cleared.

2. Safety Certification and Documentation

We know many of you are eager to receive updated safety documents, particularly for mortgage or sale purposes. Notwithstanding that the Cladding Work is ending, official certification can only be issued after final inspections of the completed installation. The following documents are currently being prepared by our professional team:

- Updated FRAEW (Fire Risk Appraisal of External Walls): Michael McManus of Fire Engineering Consultancy Ltd (FEC) will update this appraisal to reflect the new, verified performance of our wall systems.



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- New EWS1 Form: Once the fire engineers have formally signed off on the remedial work, a new Certificate will be issued.
- Revised Fire Risk Assessment (FRA): A new Building-wide assessment will be conducted to reflect the improved safety status and determine when the building can revert to a "Stay Put" evacuation policy.

We will notify you the moment these documents are available.

All the Cladding Work that has been carried out during this Major Works Project has been fully funded by the Government's Cladding Safety Scheme.

3. Outstanding Internal Works (Compartmentation)

Whilst the external Cladding Work is finishing, we are continuing to address the internal compartmentation defects first identified pursuant to the new Regulations in the Building Safety Act in 2021. A compartmentation survey identified 128 historical deficiencies which are being reviewed to ensure building's internal fire-stopping is as robust as its new exterior. For practical reasons, this update could not have been started while the external work was still in progress.

We are working with the management company to determine the legal route to completing these works under the Building Safety Act, and there will be more information on this in due course. Unfortunately, this work is not funded under a government safety scheme.

Additionally, all residential leaseholders are reminded of the need to address any issues raised in the Fire Door Survey applicable to their Flat and to comply with all relevant fire safety requirements.

4. Supporting Your Sales and Remortgages

To assist leaseholders who are currently in the process of selling or remortgaging, LBM is preparing a digital "Compliance Pack."

This will eventually contain the new EWS1, the Building Control Completion Certificate, and a formal letter confirming the Cladding Project was completed under the Government's Cladding Safety Scheme. Once work on Compartmentation issues is complete, this will be added to the Pack.

5. Roof Renewal Project

In addition to the Cladding remediation, we have completed the full renewal of the building's roofs, which were, in view of their age, in dire need of renewal, as patch repair would not have been sufficient and was not economically viable.

This project was undertaken concurrently with the main Cladding Works to leverage a "once-in-a-generation" opportunity by using the scaffolding already in place, and consequently we were able to secure cost savings and avoid the expense of re-erecting scaffolding.

The new roofs now have a 25-year guarantee.

Although this vital Roof Renewal Work was not eligible for the Government's Cladding Safety Scheme, we are pleased to confirm that the Residential Leaseholders' share of the cost has been funded through the Reserve Fund (prudently maintained over the years for incidents such as this), meaning there has been no need for any additional financial demand being placed on individual Residential Leaseholders. This renewal was a necessary step to ensure the long-term integrity of The Pad and fulfils our collective responsibility to maintain the building.



6. Further Improving (The Pad)

While looking after The Pad is an ongoing, year-round task, we are keen to take this moment to "make good" and improve as much as possible using existing funds. LBM is already overseeing several significant repairs, including the scissor lift in the refuse area and improvements to specific aspects of the building's drainage. We have also set aside funds for additional "TLC" for the garden to ensure it flourishes following the completion of the external works.

Furthermore, members of the Board remain in dialogue with our neighbours and local stakeholders about longer-term ideas to make the entrance area to the building safer and more pleasant. This builds on our previous efforts to "design out" anti-social behaviour by removing the signage plinth and improving the local environment.

Your input is invaluable to us. If you would like to suggest further actions or improvements you would like to see undertaken, please contact LBM directly or use the discussion section of the building's website (<https://45hollowayroad.co.uk>).

7. Stay Informed

The management company will continue to update the Frequently Asked Questions (FAQs) on The Pad's website (<https://45hollowayroad.co.uk>) as final timelines for certification become clearer. Please do add to the discussion if you want to raise general issues – answers will be added in the discussion or on the FAQ page. As always, if you have specific questions about your property that can't be answered on site by the concierge, Dean, please contact LBM.

Thank you for your patience and support during this intensive project. We are nearly there, and the result will be a safer, fully compliant Building for all leaseholders and residents.

If you rent out your flat, please ensure that this correspondence is passed on to your tenants.

If you have any queries regarding this letter, please do not hesitate to contact us at info@blockmanagement.com.

Yours sincerely,

Gemma Moore

Building Safety Manager

(For and on behalf of Shaftsbury Management Company Limited)