LONDON BLOCK MANAGEMENT

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

6th November 2026

Dear Leaseholder,

**RE: SHAFTSBURY MANAGEMENT COMPANY LIMITED ("the Company")**
**The Pad, 45 Holloway Road, London, N7 8JW ("the Property")**
**Major Works Project Update follow-up:**

As the Major Works project at The Pad enters its final phase, we would like to update leaseholders on project completion, statutory safety certifications, upcoming maintenance works, and future building improvements.

**1. Major External Works & Roof Completion**
We are pleased to report that the main external remediation works are nearing full completion:

**Scaffolding Dismantling:** Scaffolding is coming down across the elevations following the receipt of technical sign-offs from Building Control and our Fire Engineer.

**Roof Renewal:** The renewal of the roof - undertaken concurrently to take advantage of the existing scaffolding - is complete. This vital project was funded using residential reserves and contributions from our commercial partners, requiring no additional financial demands on individual leaseholders.

**Snagging & Site Reinstatement:** In the coming weeks, Millane will complete final snagging, deep-clean the pathways and courtyard, and carry out reinstatement works, including restoring low-level lighting. They will also clean the windows as the scaffolding is removed. (You are advised to check that each of your widows closes correctly, and the sills and mechanisms are free of debris.)

**2. Building Certifications & Digital Compliance Pack**
As physical works wrap up, our focus shifts to securing all formal statutory sign-offs to support apartment sales, remortgages, and valuations:

**Statutory Certificates:** We are currently coordinating and compiling the final Health & Safety File, an updated Fire Risk Assessment (FRA), an updated Fire Risk Appraisal of External Walls (FRAEW), and the Vantage Building Control Final Completion Certificate. We anticipate these documents will be finalised in six weeks.

**EWS1 Form:** Upon receipt of the fire engineer's final sign-off, a new EWS1 form is expected to be issued, replacing the current B2 rating. We anticipate this document will be finalised in six weeks.

**Digital Document Pack & Website FAQs:** To make selling or remortgaging as smooth as possible, we are creating a digital compliance document pack. This will be available to leaseholders upon request. Key compliance certificates, CSS grant confirmations, and answers to common lender enquiries will also be hosted in due course on the documents section of the website at https://45hollowayroad.co.uk.

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To help with these next steps and with the future management of the building, we call your attention again to the reminder to leaseholders and residents issued last month that "all communal areas must remain completely clear of personal items and free from obstruction at all times". Your continued help with this is greatly appreciated as we move toward seeking updated building safety certification.

**3. Safety Focus: Internal Compartmentation**

With the external building fabric now meeting the required standards, we are turning our attention to internal fire safety:

**Compartmentation Survey:** We will shortly be commissioning a fresh, building-wide compartmentation survey to inspect fire-stopping in communal areas, ceiling voids, and service risers (building on the baseline survey conducted in 2021).

**Remedial Plan & Funding:** Once the survey results are back, we will evaluate the scope and funding options and notify leaseholders of the next steps.

**4. Building Operations & Infrastructure Maintenance**

Alongside completing the major works, several important routine maintenance and infrastructure items are progressing:

**Drainage Maintenance (Section 20 Consultation):** A recent CCTV drain survey identified necessary descaling and joint repairs across the building's main drainage lines. As the cost exceeds statutory thresholds, we will shortly issue a formal Section 20 consultation notice detailing the proposed scope of work. It is anticipated that the cost of these works will be met from the building's reserve fund. Should additional contributions be required, leaseholders will be notified accordingly.

**Scissor Lift Maintenance:** Specialist works have been completed with Jackson Lifts to resolve water ingress in the main lift pit, alongside other major operational repairs required to the refuse area lift.

**Entrance Security & Intercom (Section 20 Consultation):** We are currently conducting a review into long-term upgrade options for the building intercom system, and a formal Section 20 consultation notice will be issued in due course.

**Important Reminder - Apartment Ventilation:** The kitchen wall switch labelled "**Cooker Hood**" powers the continuous background mechanical ventilation (**MVHR**) throughout your flat. Keep it '**switched on'** at all times to maintain healthy airflow and prevent moisture or mould build-up.

**5. Garden Enhancement**

We recognise the importance of the garden areas to residents and leaseholders:

**Spring Replanting:** Following discussions with our contractors, full replanting of the courtyard garden and improvements to the front entrance garden will take place in Spring 2027. This ensures new plants are set during the optimal growing season and avoids the risk of damage while heavy equipment and scaffold bases are cleared.

**Interim Improvements:** In the meantime, main contractor Millane is assisting us with preliminary work, including repairing gas meter boxes, installing a new garden irrigation system and refreshing external wall paintwork.

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**6. Neighbourhood Safety & Entrance Area Improvements**

We are actively working with local partners to improve security around the main entrance and the adjacent Court Gardens access route:

**Islington Council Environmental Visual Audit (EVA):** Following a joint site audit with Islington Council's Community Safety Team, the Met Police, and Highbury Magistrates' Court, we have agreed to an experimental remodelling of the entrance garden bed. This involves replacing existing shrubs with low-level defensive planting designed to discourage anti-social behaviour and lifting the tree canopies as high as possible to improve visibility and reduce areas that may encourage anti-social behaviour.

**Long-Term Gating Discussions:** To address root causes along the alleyway, we continue to engage with Council officers, local housing providers, Court Gardens and the Magistrates' Court representatives to explore the feasibility of a shared access gate at the Holloway Road entrance and to identify other possible interventions.

**7. Feedback & Suggestions**

Looking after 'The Pad' is an ongoing commitment, and we welcome your ideas on further practical improvements. Please feel free to reach out to us or directly share your thoughts via the discussion forum on the company website, https://45hollowayroad.co.uk.

Finally, we would like to thank you again for your patience and understanding throughout these essential works. The post-Grenfell regulatory environment has been extraordinarily stressful, and we appreciate how challenging, financially and in other ways, it has been for flat owners.

Thanks to the vast majority of leaseholders who have consistently met their service charge and reserve fund commitments, we have been able to support the building in the short and medium term and successfully secure government grant funding that will ensure the building's future.

If your account currently has an outstanding balance, we urge you to support your fellow leaseholders by bringing your account up to date straight away. It is, of course, not fair that legal and other costs associated with recovering bad debt have to be borne by other leaseholders.

Thank you for your continued patience and support throughout this project. As we approach completion, the result will be a safer, more resilient and fully compliant building for the benefit of 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,



**Sue Ripp**
**Executive Assistant**
*(For and on behalf of Shaftsbury Management Company Limited)*