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Dear resident.

Removal of exterior cladding

I am writing to let you know that the Council will be removing the exterior cladding on this building and replacing it with a fire-resistant alternative due to fire safety concerns. I understand that this may cause you concern and apologise for any inconvenience or disruption.

Work to remove the cladding from multiple blocks on the Lakeview Estate will start next week (w/c 26 February 2024), beginning with 1 - 20 Cobbetts Close. Initially the cladding on the front elevations, which separates the flats, will be removed as per the picture below. The cladding will be removed safely, and the Council will ensure the building remains watertight until new cladding is installed.

This will impact the look of the building and I want to reassure you that the Council is working as quickly as possible to design and source a replacement cladding system.



Phase 2 will be to remove and replace the remaining sections of cladding on the front and rear elevations.

This is a significant undertaking, requiring detailed design and planning to ensure we find the right solution. I anticipate the cladding replacement works starting in spring 2025 and will update you further as soon as a plan has been agreed. In the meantime, my team will shortly be arranging a resident drop-in meeting for us to answer any questions you have on the works.

Why are we removing the cladding?

The decision to replace the cladding is based on the recent Fire Risk Assessment for your building, and the resulting external wall surveys carried out to better understand the risk of fire spreading across the exterior cladding.

Although we are still awaiting the final reports for these surveys, initial findings show we need to remove the cladding located directly underneath the walkways that may be used as an escape route in the event of a fire.

Fire safety advice

Whilst we remove the cladding, it is even more important that the communal areas and escape routes for your building are kept clear at all times. Please remember that you are not permitted to store any items in these areas, and this includes the drying of washing on walkways or balconies.

We also recommend that you regularly test your smoke and heat detectors (if applicable) to ensure they are fully functional. If they are not, please report any issues directly to our repairs contractor on **0300 373 0373** and they will repair or replace as necessary.

Thank you for your co-operation in this matter and once again, I would like to apologise for any inconvenience caused. If you have any queries or questions regarding this letter, please email a member of my team at housingfiresafety@woking.gov.uk or call 0300 373 0373 (Option 4).

Yours sincerely.