



Network Homes

Safety in your building

30 October 2020

Pimlico Apartments
Flats 1-24 Douglas Street
Pimlico,
SW1P 4DX

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

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customerservice@
networkhomes.org.uk
0300 373 3000

Dear Residents,

Building safety work at your building and application to the Building Safety Fund submitted

We have been informed by the managing agent of the development known as Pimlico Apartments that remediation work is needed to the buildings facing Vauxhall Bridge Road. This is to address some building safety issues.

Network Homes is the leaseholder of 11 Douglas Street, part of the Pimlico Apartments development. We do not own the 11 Douglas Street building or wider development and are not responsible for this building safety work that needs to be carried out. We are writing to you informed.

The background

The government has issued guidance to owners of tall buildings (in this case buildings over 18 metres) that they must carry out an investigation into the buildings external wall system. This is to check that the building has been constructed as designed and meets current building regulations.

At the beginning of August, the government released the criteria of which buildings were eligible for the £1bn Building Safety Fund they announced in March 2020. The managing agent has now submitted an application for your building to this fund. This does not guarantee that your building will receive funding from the government, but is a positive step as the fund is first come, first served.

Work required at your building

Following a series of investigations by the managing agent, they have found that your building has Aluminium Cladding on the front paired with combustible insulation. An independent fire engineer has recommended this should be removed and replaced before they are able to issue an EWS1 fire safety certificate. The EWS1 form will become available once the remediation work is complete and is needed for property owners in the development to sell or re-mortgage their flats.

What happens next?

Once the managing agent hears back from the government about their fund application, we will pass on any relevant information they share with us. We will also share information about the remediation work needed at your building, such as the project start date etc.

If you have any questions, please get in touch with us at customerservice@networkhomes.org.uk.

Kind regards

Suraj Shah
Head of Building Safety

We've moved to a new Wembley Park head office!

Our new address is:
The Hive,
22 Wembley Park Boulevard,
Wembley,
HA9 0HP.

Please update your records with our new head office address and ensure you use the new details if you need to get in touch or send any documents to us in the post.