



Network Homes

Safety in your building

19 March 2021

Cumnor House, Helmi House, Lidcote House,
Stockwell,
SW9 0AE

Dear Residents,

Building Safety Fund application approved

I'm really pleased to share some great news with you – the government has approved our Building Safety Fund application for Cumnor House, Helmi House and Lidcote House.

Our team has worked hard on your behalf to achieve this outcome and this approval is one of the first to be confirmed by the government.

What will and won't be covered?

While this is very positive news, it's important to bear in mind that this fund may not cover the cost of all the work that needs to be done. We are continuing to discuss any costs that are not covered by the Building Safety Fund with the original building contractor and/or the building warranty provider. I appreciate that these discussions have been going on for some time now and I would like to thank you for your continued patience.

However, I feel I should be clear that any costs that are not covered by the Building Safety Fund or recoverable from the original building contractor and/or the building warranty provider may still need to be recovered through your service charge in the future. We will write to you again when the position is clear on this.

We are continuing to work on your behalf, and we still maintain the position that any costs would be recovered from leaseholders as a last resort.

When will construction work begin?

We have written to you previously and explained what we have found in our investigations on your building and how we are planning to tackle the remedial works.

We're still in discussions with the original contractor, and while these are taking longer than we had hoped, we expect to be able to start on-site soon although it's unlikely this will be in March like we previously stated.

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A summary of this letter

The government has approved your building's application to the £1bn Building Safety Fund.

This is good news but does not guarantee no costs will fall on leaseholders.

We will continue to pursue all possible avenues to recover costs from third parties.

We have included an update on our investigations at the end of this letter.

We'll organise a webinar to go through the construction project and give you the opportunity to ask any questions before the work starts.

We will write to you once we have a firm start date and we'll organise a webinar for you to ask any questions you might have about the funding or the construction project.

I hope this news will relieve some of your worries going forward. If you have any questions, please get in touch with us at customerservice@networkhomes.org.uk.

Best wishes

Raj Gandecha
Head of Resident Management (Building Safety)