

Safety in your building

17 June 2021

Harman Court,
Rectory Park Avenue,
Northolt,
UB5 6SS

Dear resident,

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

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customerservice@
networkhomes.org.uk
0300 373 3000

Project to remediate 'fire barriers' in the external wall system

We wrote to you to let you know we would be investigating your building to confirm that the materials used met building regulations, and that the building has been constructed as designed.

Our investigations identified some issues with the installation of cavity barriers – these are designed to limit the spread of a fire in the external wall from spreading between floors or across one level. As a result, we will be putting together a remediation proposal with the original contractor to resolve the issues we have found in the external wall.

Does this change the fire strategy?

Our Fire Engineer has recommended that two other buildings at the Rectory Park development will need to change their fire strategy as a result of defects being found in the external wall system and has recommended that the fire alarm is upgraded. However, our fire engineer has advised that your building can remain as **stay put** fire policy.

Stay put means you should remain in your home unless you are directly affected by heat, smoke or fire.

Your safety is our top priority, and our fire engineer has confirmed that whilst the issues do need to be addressed, there is **no immediate risk to your home**.

As the issues identified do not give rise to an immediate risk, the buildings can **continue to operate a 'stay put' fire strategy**. This means that in the event of a fire in your building you should stay in your home, unless you are directly affected by heat, smoke or fire. You should still immediately call 999 for advice and to ensure the fire and rescue services have been notified.

External Wall System (EWS1) Form

Some lenders require an EWS1 Form in order to lend on a property. The form gives a risk rating to the external wall system, as lenders are becoming risk averse for your type of building.

I know that some of you are looking to sell and are frustrated by any delays to that. We want to be up front with you and let you know that the fire engineer will not be able to issue an EWS1 form until the remediation work to the cavity barriers has been completed. We are pushing our contractor to remediate the issues identified as quickly as possible across all our blocks, so that we can issue an EWS1 form to you.

If you are looking to staircase or remortgage, you may also not be able to do this until we have an EWS1 form, although you may be able to do a 'product transfer' with your current lender.



Items in communal areas and on balconies

Please ensure **no items are stored in communal areas** and escape routes are clear. We have a zero-tolerance approach and personal items left in the communal areas will be removed. Flammable items such as BBQs and gas bottles should not be stored on balconies. These need to be removed immediately, as this is treated as a breach of your tenancy/lease.

Next steps

Over the coming weeks we will be discussing a remediation strategy with the original contractor. Once we have a remediation plan for the cavity barriers, we will organise a webinar to let you know the details of the project. If you have any questions in the meantime, contact us at customerservice@networkhomes.org.uk.

Yours sincerely

Carla Ferrarello
Building Safety Project Manager