



Safety in your building

2 August 2021

Cabinet Court, Cipher Court, Code Court,
Langhorn Close,
Dollis Hill,
NW12 7BF

Dear residents,

EWS1 form update and resident webinar in mid-August

You may have seen a recent government announcement on EWS1 forms which said they 'should not be requested' for buildings below 18 metres. We are **still going to be carrying out remediation work** at your buildings and have explained the situation in more detail below.

What did the government say?

The government announced last week that EWS1 forms 'should not be requested' for buildings below 18 metres. They have said there is 'no systemic risk of fire' in blocks of flats under 18 metres and has called for a more proportionate response. This could include alarm and sprinkler systems being installed and they say buildings under 18m with cladding and may not require expensive remediation. You can read the full announcement here: <https://www.gov.uk/government/news/major-intervention-from-government-and-lenders-to-support-leaseholders>.

An EWS1 form is a certificate which states the risk level of a building's external wall system. This must be completed by a qualified fire engineer and many lenders require this in order to offer a mortgage on a property.

What does this mean for you?

While this does sound positive, we need to wait and see how the sector reacts. It **does not automatically mean that you will be able to sell, remortgage or staircase** your home. We wanted to let you know this important news, but at the moment we aren't able to guarantee what that means for your building.

Each lender will have its own policies and requirements for offering a mortgage and we must wait and see how they react to the government's announcement. We have asked an independent financial advisor to investigate the position of lenders.

Will my building still need remediating?

Following our investigations, we told you we had found issues with the installation of cavity barriers behind the cladding which needs to be corrected. **We still need to remediate**, regardless of the government's announcement.

Safety is our top priority, so we need to ensure the building has a low enough risk of fire spread. This announcement does not mean we will ignore a building if we have a concern. I know this might not be the good news that you would expect following this government announcement, but we want to be clear on how we are responding to this.

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

www.networkhomes.org.uk
customerservice@
networkhomes.org.uk
0300 373 3000

A summary of this letter

The government has announced that EWS1 forms 'should not be requested' for buildings below 18 metres and that installing sprinklers or fire alarms could be a more proportionate response than expensive remediation.

This does not mean you will now be able to sell, remortgage or staircase.

We must wait and see how the sector and lenders react.

We still need to carry out remediation work.

We'll update you when the sector has had time to respond and we know more.

We've also produced a summary video of the webinar we held earlier this year to support your understanding or remind you of what was discussed.

Resident webinar in mid-August

We will soon be starting the construction project to remediate the issues we have found at your buildings. We are just finalising a date for a webinar for mid-August and will write to you a week before when we have the date confirmed. This webinar will cover the following:

- Construction project details
- Scaffolding location and site layout
- Timelines and EWS1 form
- Costs
- A section from Kier, the contractor
- Q&A session.

Further support

If you need further support, you can:

- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/your-home/building-fire-safety-and-cladding/>.
- Check our document library for a reminder of the letters we have already sent out: <https://www.networkhomes.org.uk/your-home/my-building-fras-documents-and-newsletters/>. It may take a little while to load as there are lots of documents on there.
- Get in touch with us on customerservice@networkhomes.org.uk if you have any other questions.

Best wishes

Carla Ferarrello
Building Safety Project Manager