



## Safety in your building

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Dear residents,

### EWS1 form update following government announcement

You may have seen a recent government announcement on EWS1 forms which said they 'should not be requested' for buildings below 18 metres. We will still be carrying out further investigations and **may still need to carry out remediation work** at your buildings and have explained the situation 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 and attachments. 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?

Our previous letter told you we wanted to further investigate a few areas of your buildings: <https://www.networkhomes.org.uk/media/12228/20210528-kenworthy-bbq-and-investigations-sent.pdf>. We'll be looking into:

- Timber decking on balconies
- Timber 'Brise Soleil' horizontal slats
- Timber privacy screens on balconies
- Insulated render system.

#### 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 expect to carry out further investigations and may need to remediate.

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.

**We still need to investigate these further and may 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 concerns. 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.

### **How is the project progressing?**

We are working to get a quote to investigate the insulated render system on the building. Once we have more information, we'll be able to send a further update in a few weeks. We also do have a confirmed warranty claim with the blue fibre glass sections of the building – you can read more about that in the previous letter linked above. If we find problems with the render system, we will follow the same warranty claim process which was successful with the fibre glass.

### **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](mailto:customerservice@networkhomes.org.uk) if you have any other questions.

Best wishes

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