



Network Homes

Safety in your building

20 September 2021

74, 76, 78, 80 Cambridge Road,
Kilburn Quarter,
South Kilburn,
NW6

Dear residents,

Remediation work required to your block

We've previously written to you telling you about investigations we have been carrying out into the materials and construction type used in your external wall system. We have now received a report from our new fire engineer CHPK which has let us know what the next steps are.

Surveys have identified issues within the hanging tile finished wall on the West elevation - these are the dark red clay tiles which overlook Cambridge Road. There are issues with the support framework which holds these tiles, the insulation behind the tiles and the way in which 'cavity barriers' have been installed. Cavity barriers are installed to slow the spread of fire across and up the wall. We must remediate the issues we have found during our investigations.

What does this mean for the EWS1 form?

Devised by the Royal Institute of Chartered Surveyors (RICS), an EWS1 form (external wall system) is a certificate which assigns a risk rating to a building. Lenders usually require this form to offer a mortgage on a property, meaning you could have difficulties selling, staircasing or re-mortgaging. We will be unable to issue this form until we have completed the remediation project and are unable to offer any compensation for costs you may incur.

Although the Government has recently announced that EWS1 Forms 'should not be requested' on buildings under 18m, we carried out inspections in late 2020, in line with the Consolidated Advice Note which was published by government in January 2020.

I know this will come as a disappointment to you. Please be assured that we have been doing everything we can to progress this project on your behalf, including appointing a new fire engineer to try and reach a resolution sooner.

Why have other neighbouring blocks received an EWS1 form already?

You may be aware that the other blocks which make up Kilburn Quarter (North, South and East) have all received an EWS1 form. We understand your frustration that others have received this without needing remediation work. While your four blocks have a similar construction method and materials used, there are differing materials/construction methods used across the buildings. Our Fire Engineer has risk assessed each building independently and determined your block needs remediating.

Who will pay for the remediation work?

Sadly, your building is not eligible for support from the government's Building Safety Fund as that is only for those that measure taller than 18 metres (about six storeys). Recovering costs through the

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

We have found issues with the insulation and cavity barriers in the external wall system of your building which we need to remediate.

We will be unable to issue you with an EWS1 certificate which lenders may require for you to buy, sell or remortgage, until the remediation is complete.

We're pursuing all other avenues to see who will pay for the work to your building but cannot guarantee that you will not see any costs through the service charge.

There are credit/loan options offered by Network Homes and the government which may help with building safety service charges.

service charge is a last resort and so we are currently speaking to the original developer of your building to see if they will be able to return to remediate the building at their cost. We will also look at whether or not there are any relevant insurance policies or warranties which may be applicable.

So, to be clear, at the moment we cannot guarantee that we will not have to recover costs through the service charge, but we are doing everything we can to try and avoid that. We need to have a clear position on who will be paying for the work before the remediation project can start on-site.

What if residents have to pay?

If it comes to that – which at the moment we are hopeful it won't – there are a few options which may be available to support you. Network Homes has received authorisation from the Financial Conduct Authority (FCA) to offer interest free credit to leaseholders with building safety related service charges¹. The government also has its own loan scheme for buildings below 18 metres which is capped at £50 a month, but they are yet to release any further details on this. Until we have completed our conversations with the original contractor, we won't be able to provide you with an estimate of costs.

What about the government's announcement on buildings below 18 metres?

In July, the government announced that EWS1 forms 'should not be requested' on buildings below 18 metres. You can read the full announcement here: <https://www.gov.uk/government/news/major-intervention-from-government-and-lenders-to-support-leaseholders>.

While we have taken note of this announcement, it does not change the fact that we have found issues at your building. Our fire engineer has directed us that there is a risk which needs to be addressed and so we will carry on with our plans to remediate the issues in your building.

What happens next?

We will continue our talks with the original developer, will continue looking into any insurance or warranty available and keep on pressing government for further support for buildings below 18 metres. We will write to you every three months, or sooner if we have something definitive to share.

Once we are in a more confirmed position and about to start work on-site, we will organise a webinar. This will cover the full extent of the project and things like scaffolding, project duration etc.

Further support

If you need further support, you can:

- Visit the London Fire Brigade's website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- 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 questions.

Best wishes

Graeme Manley
Head of Building Safety

¹ FCA consumer credit arrangements are regulated by the FCA and any complaints arising from these arrangements by the Financial Ombudsman Service; Network Homes Limited, reference number FRN 919890, is authorised to provide Limited Permission lending and debt counselling on a not for profit basis. Details of our FCA permissions can be found on the [Financial Services Register](#).