

Safety in your building

4 October 2021

Tabriz Court and Shams Court,
Fulton Road,
Wembley,
HA9

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

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0300 373 3000

Dear resident,

External Wall investigations and EWS1 form update

We are receiving many enquiries from residents of Tabriz and Shams Court regarding the position on investigations to the external wall system in the buildings and availability of an EWS1 form. This is a form which assigns a risk rating to a building and states whether a qualified fire engineer believes remediation work is required to ensure the building has a low enough fire-risk. The form is also something which lenders are requesting on the building before agreeing a mortgage/re-mortgage.

The following is the current position regarding investigation and any potential remediation of the external wall at Tabriz and Shams Court:

- There is a disagreement between Network and HEB Assets, our landlord and the Building Owner, on responsibility for the facades. We are attempting to resolve this through our respective solicitors, and we will let you know the outcome in due course.
- We are also seeking to resolve various other day to day management responsibilities with HEB Assets, including the role of the concierge, responsibility for the estate wide fire alarm, various service charge costs and the use of bin stores.
- HEB Assets has appointed a Fire Engineer to investigate the external wall construction, however we have yet to see Engineer's reports. When we have reviewed the reports, we will be in a better position to advise you on the next steps.
- We have appointed Arup Associates to review the existing Fire Strategy and the current arrangements in place at your development. When we have reviewed the reports we will let you know the outcome.

Until these matters are sorted, we are not able to move forward on the external wall matters at Tabriz and Shams Court. We shall write to all residents again in January 2022 unless we make substantial progress with HEB assets before then, in which case we shall send an update letter earlier.

You can get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Yours sincerely

Raj Gandecha
Head of Resident Management (Building Safety)