



Network Homes

Safety in your building

20 December 2021

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

Dear residents,

The Hive
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Wembley
HA9 0HP

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Contractor negotiations still ongoing, plus info on latest government position

When we last wrote to you, we told you remediation work was required to your block in order to provide you with an EWS1 form. This form is usually requested by lenders before they can offer a mortgage on a property. We also told you that we were in conversation with the original contractor to see if they would return to the building to resolve the external wall system issues. You can that letter here: <https://www.networkhomes.org.uk/media/12804/20210920-kilburn-quarter-west-remediation-sent.pdf>.

Current state of discussions with original contractor

We're still in contractual discussions with the original contractor to try and reach the best possible outcome – I know this will be frustrating to you as it is taking some time to resolve. The contractor has appointed their own Fire Engineer and there are currently ongoing discussions to reach agreement with a satisfactory remediation strategy. We will continue to work on this on your behalf to reach a solution which all parties find acceptable, and our Fire Engineer can sign off an External Wall System (EWS1) Form with an acceptable rating.

Support for buildings below 18 metres

You'll be aware from our previous letter that your building is below 18 metres tall – this means it is not eligible for financial support from the government's Building Safety Fund. However, there have been several statements made in November 2021 by the new Housing Secretary Michael Gove that indicate this could change:

- *He will revoke January 2020 advice that brought low rise buildings into the building safety crisis 'by Christmas'*
- *He will 'pause' the plans for a leaseholder loan scheme to cover building safety costs*
- *He will seek a 'polluter pays' approach for covering cladding and other fire safety costs.*

Given the current political climate dealing with new Omicron variant and other high profile political issues, it seems extremely likely that there will not be any announcements made until January. At this time, we don't want to speculate further on what the announcements might mean and how the sector will react. We'll keep you updated with any further developments that are made and tell you if/when the above is confirmed. As you can see, this is still a very live situation which is constantly changing and evolving. I'd like to thank you for your patience and understanding while we wait for confirmation of what the approach will be.

Here are a couple of articles which you may also wish to read to further understand the situation:

- [Fire safety advice for low-rise blocks to be withdrawn, Gove says – The Guardian](#)
- [Cladding: Why must flat owners pay the bills, asks Gove – BBC News.](#)

A summary of this letter

We're still working hard to reach an acceptable agreement in our contractual discussions with the original contractor.

Government statements have indicated that they will be making further announcements on building safety guidance and support very soon.

Mental health support

In the meantime, it has been widely reported that building safety issues can have a negative effect on mental health. We know these delays do not make your situation better, so please, if you feel like you are struggling or just need someone to talk to, there are a lot of organisations who may be able to help you. You can visit the resident-led End Our Cladding Scandal website, which list some useful organisations: <https://endourcladdingscandal.org/get-support/>. We have also listed some on our website: <https://www.networkhomes.org.uk/buildingsafetyresources/>.

Further support

We work on a three-month update basis, so you can expect to hear from us every three months or sooner if we have something which we need to tell you.

If you need further support, you can:

- Go to 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/buildingandfiresafety/>
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/>
- Check our document library for your building's letters and documents: <https://www.networkhomes.org.uk/your-home/my-building-fras-documents-and-newsletters/?Search=nw6&Category=&Updated=>
- Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

A reminder

Your building's fire strategy is **stay put**, which means you should stay in your home unless you are directly affected by smoke, heat or fire.

Lastly, I'd like to wish you well over the Christmas period.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)