



# Network Homes

## Safety in your building

24 January 2022

Mary Adelaide House, Wlnicotte House,  
1-3 Princess Louise Close,  
Paddington,  
W2

Dear residents,

### Remediation work and EWS1 form not required

You'll be aware from our previous communications that we have a programme of investigation to determine if our buildings had any fire safety issues which required remediation. As part of this programme, we had placed you into our Medium priority – our next round of buildings which needed investigation.

Members of our technical team recently visited your building to carry out an inspection of the external wall system to determine the type of construction and materials. During this inspection, they have determined that your building is mainly brick built. They have spoken to our fire engineer who has agreed that we don't need to carry out intensive investigations into your external wall system.

We're confident that at this stage, your building won't require any remediation work to the external wall system. I hope that reassures you that there will not be any disruptive remediation work needed to the external wall system and also that your building has been judged to be of low enough fire risk.

### What does this mean for EWS1 forms?

You may be aware that some lenders require an EWS1 form (EWS – external wall system) in order to offer a mortgage on a property, which has resulted in many leaseholders across the country struggling to sell, remortgage or staircase (buy more shares in their home). This building also certifies the risk as sufficiently low enough. As there are only tenants in your building – no shared owners or leaseholders – we have decided not to get an EWS1 form for your building. We hope our assurances that our independent qualified fire engineer agrees the building is low enough risk will ease any worries you have about fire safety at your building.

### How will fire safety be assessed going forward?

We carry out a Fire Risk Assessment (FRA) on a regular schedule and guidance has been updated so that external wall systems will also be inspected as part of this assessment. These are carried out by an independent expert and then we are given timeframes to follow through on the actions they have highlighted. You can find out more about Fire Risk Assessments here: <https://www.networkhomes.org.uk/your-home/building-fire-safety-and-cladding/fire-risk-assessments-faqs/>.

### What happens next?

The Building Safety team has been writing to you with updates about building safety at your building – now that we don't expect to carry out any remediation, we'll stop these updates. If you have any further questions about building or fire safety, email us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

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0300 373 3000

#### A summary of this letter

We placed your building into the Medium priority of our building safety investigation programme.

Our technical team have carried out an inspection of your building and don't believe any remediation will be needed because your building is mainly brick.

We also won't be issuing an EWS1 form as it's primary use is to help leaseholders sell their property, and your building is tenants only.

We'll continue to check the safety of your building through our regular Fire Risk Assessments.

## Further support

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/>
- 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 Fire Risk Assessment – it takes a little while to load: <https://www.networkhomes.org.uk/mybuildingdocuments/>.

### 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.

Best wishes

Raj Gandecha

Head of Resident Management (Building Safety)