

Safety in your building

26 January 2022

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

Dear residents,

Government announcement on cladding costs for above 11 metre buildings

We wrote to you in December with the latest on the remediation project at your buildings. Since then, the government has made an important announcement on building safety which could affect the funding for work at your buildings. I have summarised Network Homes' understanding of the announcement and what it means for you, as far as we can tell from the details released so far.

What is the latest government position on building safety?

The Secretary of State for Levelling Up, Housing and Communities, Michael Gove, said that in buildings between 11 and 18 metres, **leaseholders will not have to pay for costs related to cladding remediation**. Instead, developers will be asked to pay to remediate cladding with a March deadline to produce a fully funded plan of action. It is not yet clear how this will work, when any such measures would be introduced or even that an agreement will be able to be reached. Your building's height is within 11-18 metres.

It was clear from the announcements that other costs such as **remediation of fire doors, fire stopping and balconies are not covered** by the above announcement.

If you'd like to get some more information, here's a variety of links:

- [Department of Levelling Up, Housing and Communities' announcement](#)
- [BBC Newsnight 10/01/22](#), cladding coverage starts at around 29.30 and lasts 10 minutes
- [Leaseholders will not have to pay to fix any fire risks, government pledges – The Guardian](#).

There were a few other specific announcements which will also have an impact on your building:

- The £50 a month leaseholder loan scheme for building safety service charges at buildings below 18 metres has been scrapped.
- An additional £27m will be added to the Waking Watch Relief Fund to install fire alarms in buildings that have fire safety defects.
- Government will look at a package of mental health support for those experiencing difficulties due to the cladding crisis, as well as those with additional disabilities.

Until the government confirms its proposals in more detail, we will not know how this is going to work in practice. Once things are clearer, we will write to you with more information.

Will my building still need to be remediated?

Following our investigations, we told you we had found issues at your building which need to be set right. We still need to remediate; 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 where we have found issues.



Network Homes

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

Secretary of State for Housing Michael Gove has announced that leaseholders in buildings between 11 and 18 metres will face no costs for building safety **cladding** costs. He is hoping to reach a funding agreement with developers by March, but it is not guaranteed.

We need to wait for further details to be released before we can confirm whether or not any aspects of your building's remediation might be covered by the funding.

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. **We will need to wait for the government to announce the full details of the funding agreement to determine whether any of the above will be covered.**

Who will pay for the cost of the remedial work?

The government had previously announced a loan scheme for buildings below 18 metres to pay for building safety work. Now developers are being asked to pay for the cost of remediating cladding, the loan scheme has been scrapped and will hopefully be replaced with the funded developer action plan.

When the details of funding are announced, we will take note of any deadlines for applications and factor our investigations into that. We will also pursue all other third-party routes to recover costs.

However, any new funding will not cover all costs that may arise from investigations. If any investigations confirm additional work is required, and we must recover them through your service charge, we will consult with you. We also have authorisation from the Financial Conduct Authority to offer interest free credit terms for those affected by building safety service charges¹.

What about the EWS1 certificate for my building?

Many lenders require an EWS1 form for buildings below 18 metres before they will offer a mortgage. This may affect your ability to sell, remortgage or staircase your property. We will not be able to provide you with an EWS1 form for your building until we have considered the further government guidance referred to above, and if necessary carried out any investigations/remediation.

Where can I get support?

If you are finding the current position distressing, you may want to visit the resident-led End Our Cladding Scandal website, which lists some useful organisations that may be able to help you: <https://endourcladdingscandal.org/get-support/>. We have also listed other organisations that can offer support on our website: <https://www.networkhomes.org.uk/buildingsafetyresources/>.

Further support is also available:

- The London Fire Brigade's website, which has 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/>
- Our website has a building safety section with lots of information and resources including a document library where you can download letters and documents available for your building: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- Your documents can be seen here: <https://www.networkhomes.org.uk/mybuildingdocuments>
- Or get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

What happens next?

We will write to you again when we have had an opportunity to consider the new government guidance and assess how it affects your building. You can expect to hear from us every three months or sooner if we have something confirmed which we need to tell you.

Best wishes

Raj Gandecha
Head of Resident Management (Building Safety)