



# Network Homes

## Safety in your building

1 February 2022

Cabinet Court, Cipher Court, Code Court,  
Flowers Close,  
Dollis Hill,  
NW2

Dear residents,

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

[www.networkhomes.org.uk](http://www.networkhomes.org.uk)

customerservice@  
networkhomes.org.uk  
0300 373 3000

### Project update, government announcement on cladding funding and next letter due 4 April

I'm glad to say that we have now reached agreement with the original contractor of your buildings to separate the 'legacy' issues from the building safety work which is required. This means that we are going to be able to get on with the remediation work while our colleagues continue to work towards an agreement on other issues. These 'legacy' issues are related to work done to the sewage pump system in the early years after your buildings were complete. The contractor has agreed to return to remediate the external wall defects in the cavity barriers at their cost – this is dependent on the agreement mentioned above, but it is what we expect to happen currently.

#### What needs to be finalised before the remediation starts?

Now that the legacy issues are separate from the building safety remediation work, we're getting the final agreement signed which will confirm the project start date and project length. Once that document is signed, we will also be able to order materials and get everything else we need organised ready for the construction work to start.

#### Insurer concerns about balconies

We let you know in our last letter that we have been speaking to our insurer regarding the remediation plans. We have explained the nature of the work and they have flagged one concern, which we wanted to share with you, as it could affect the project and also insurance costs going forward.

Our insurer's concern is regarding the construction of the balconies/terraces in certain areas and as such we're looking at combustible items currently stored on them. The insurer regards combustible items as a variety of things such as sheds/storage, children's plastic toys, barbeques, patio heaters or tools. This is not an exhaustive list. Our insurer has advised that **these items must be removed from balconies/terrace areas** as they could pose risk of fire spreading to the external wall system. They have also advised that if we do not ensure balconies are clear of these sorts of combustible items, they will have to put up insurance costs for your buildings as the risk is increased. If this happens, we will have to pass on the leaseholder/shared ownership portion of increased costs through the service charge. We're going to continue our discussions with the insurer about the construction of the balconies and will write to you again once we know more.

If you aren't sure if your items are acceptable, please get in touch with your Resident Liaison Officer, Cameron Anterkyi on [Cameron.anterkyi@networkhomes.org.uk](mailto:Cameron.anterkyi@networkhomes.org.uk) who will be able to help. Cameron will also be attending site with members of our neighbourhood and technical team and will be speaking to those residents whose balconies/terraces match our insurer's concerns.

#### A summary of this letter

We've separated 'legacy' issues from building safety so are able to get on with this project once documentation is signed. We'll write again on **Monday 4 April**.

Our insurer has expressed concern about the construction of balconies/terraces, so please remove any combustible items.

The Secretary of State for Housing announced a major building safety update - that leaseholders in buildings between 11 and 18 metres will face no costs for building safety **cladding** costs. Right now, we don't anticipate this will directly affect you but will keep updated with the new government guidance.

### **Government cladding cost announcement**

Separately, the government has made a further announcement on building safety funding which you may have seen in the news. A quick summary of the announcement is that 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 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.

While your building comes into this measurement of between 11 and 18 metres, we don't think you will be directly affected by this announcement. However, we will be keeping up to date with the guidance the government releases and will update you if we think you do become affected. Here's some further information:

- [Department of Levelling Up, Housing and Communities' announcement](#)
- [Leaseholders will not have to pay to fix any fire risks, government pledges – The Guardian](#).

### **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/flowersbuildingsafety/>
- Or get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

### **What happens next?**

We're going to send the next update on **Monday 4 April**, or sooner if we get anything confirmed. We're not going to over commit to a webinar in the meantime, as we have done that previously and had to cancel and we know how frustrating that has been for you. I'd like to thank you all for your patience and understanding, and also thank you in advance for cooperating with us in regard to items on your balconies/terrace areas.

Best wishes

Raj Gandecha  
Head of Resident Management (Building Safety)