



Safety in your building

17 May 2022

Bree Court,
Capitol Way,
Colindale,
NW9

Dear residents,

The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

www.networkhomes.org.uk
customerservice@
networkhomes.org.uk
0300 373 3000

Letter to lender in support of EWS1 form

As we mentioned in the April newsletter, several major lenders have announced that will lend on properties with an A3 or B2 EWS rating, and this applies to all properties in Bree Court. This means if you want to sell your property, the lenders will be willing to lend before the end of the work.

To do this, you require a letter which outlines the EWS1 status of the building, any cost implications and completion dates. Royal London has already drafted this letter and I have included it below for your use.

You can check Capitol Way letters here: <https://www.networkhomes.org.uk/cwbuildingsafety/>, and of course get in touch with the team on cwliaison@networkhomes.org.uk.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)



To Whom it May Concern

11 May 2022

Dear Sirs,

The Northern Quarter, Capitol Way, Colindale, London, NW9 – Bree Court External Cladding

Thank you for your query, please see below responses to the points raised in your correspondence.

1. **Has there been a review of the building, commenting on external wall in relation to fire safety being carried out in accordance with the latest government advice?**
Yes, investigations have been undertaken which have identified defects to the external walls.
2. **Did the review result in any remedial works being required to the building?**
Yes. Royal London will be replacing the facades at its own cost. The new façades will be built in accordance with the latest relevant government guidance and Building Regulations.
3. **Have the works been completed/commenced.**
Yes, the works to Bree Court has now commenced and is expected to be completed in July 2022.

55 Gracechurch Street, London EC3V 0RL

royallondon.com

4. **Will any cost be passes on to the leaseholders?**

No, Royal London will bear the cost of all works.

5. **What is the current rating stipulated on the EWS1 Form for this block?**

Bree Court has been classified in being B2 and following the completion of the external remedial works, the rating will be amended to A2.

6. **Who will be issuing the revised EWS1 Form when the external works are completed?**

ARUP, will be issuing the revised EWS1 form upon completion of the external remedial works.

Yours faithfully



Philip Sutton
Head of Development Project Management

