



Safety in your building

7 July 2022

11 and 17 Robsart Street, 1 and 7 Thornton Street,
Stockwell,
SW9 0BL

Dear residents,

Project update – resident webinar Tuesday 12 July at 7.30pm

We're resending this letter as we had said the webinar was next Wednesday – the webinar is on **Tuesday 12 July from 7.30-8.30**.

I'm pleased to let you know that we have received confirmation from the Department of Levelling Up, Housing and Communities (DLUHC) that our funding application for the Building Safety Fund has been approved. This process took longer than we had anticipated due to the very detailed due diligence checks carried out by DLUHC on our remediation proposal.

Final preparations before work can begin

We have continued to liaise with Higgins and are in the final stages of completing the necessary documentation to enter into contract with them. We'll be starting to set up the site on **Monday 25 July** and anticipate it will take 44 weeks to complete. We still have a few tasks to achieve over the coming weeks to allow matters to proceed:

- Final review and signing of contracts
- Higgins to enter into a licence agreement with the community centre where some of their team will be located
- Reallocation of some resident parking bays
- Setting up of site compound and other logistical matters.

Webinar confirmed for Tuesday 12 July – joining instructions

The extent of the work and impact on residents will be discussed in further detail at the webinar on **Tuesday 12 July at 7.30pm**. We'll be holding this webinar on Microsoft Teams – you don't need a paid account to join, but please give yourself enough time to get set-up before the webinar starts. You can find out joining instructions and the link to the webinar by visiting the link in the box.

You will be able to ask us questions through our Q&A function while we give the presentation. If you have any questions now, you can submit them beforehand at the same link above – we can then ensure we have as full an answer as possible and let you know at the webinar.

We'll send out a copy of the slides and a 'Guide to the Works' document, which will include all questions asked within two weeks of the webinar. If you have questions or queries about other matters that aren't related to this project, please get in touch with Network Homes separately, so we can dedicate this time to answering your queries on building safety.

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

Our funding has been approved by DLUHC so both technical and financial aspects of our Building Safety Fund application have now been approved. If you are a leaseholder/ shared owner, you need to check if you have to fill out a Subsidy Declaration to be eligible to receive support.

We've got a few final things to carry out and then we'll be able to get started on **Monday 25 July**. We'll explain everything that's going to happen at a webinar on **Tuesday 12 July**.

A reminder

Your building's fire strategy is **simultaneous evacuation**, which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

Access the meeting

You can access the meeting and the link to submit questions by visiting: www.networkhomes.org.uk/buildingsafetymeetings.

Subsidy Declaration – do you need to fill out this government form to receive funding?

When we told you about the Building Safety Fund applications originally, we let you know about some funding limitations that may affect you, known as State Aid – this has now been renamed to Subsidy Declaration as we have left the European Union. If you are a tenant, this does not apply to you. You may have to fill out a Subsidy Declaration if you are an ‘Economic actor’, which the Department for Levelling Up, Housing and Communities (DLUHC) defines as anybody (including an individual, corporation, a partnership, a family trust, etc.) who either:

- Owns and lets out properties to others (for the purposes of the Subsidy Control rules, this counts as operating a business) **or**
- Uses the property in this building solely or primarily for the purposes of operating a business.

You can read the guidance on DLUHC’s website below and see the necessary form at the end of this letter: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/989381/Subsidy_Control_Guidance_for_Leaseholders.pdf. If this applies to you, please fill out the form and return it to us on customerservice@networkhomes.org.uk or sent it to us at Network Homes, The Hive, Wembley Park Boulevard, Wembley, HA9 0HP.

Further information

Contact us on customerservice@networkhomes.org.uk if you have any questions or check our dedicated page with your building’s updates: www.networkhomes.org.uk/robsart2buildingsafety.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)

SUBSIDY DECLARATION – CLADDING REMEDIATION FUNDING

**[11 AND 17 ROBSART STRET, 1 AND 7 THORNTON STREETS, STOCKWELL,
SW9 0BL (the 'Building')]**

This declaration is only required from leaseholders in buildings which are applying for funding via the Building Safety Fund or Private Sector ACM Cladding Remediation Fund, and who are:

- a. leaseholders of commercial units (e.g. retail, restaurants, cafes, offices etc)
- b. leaseholders of residential units who are 'economic actors' AND have received prior subsidy or state aid from government within the last 3 years

An economic actor is a leaseholder who uses their property in the Building solely for business or investment purposes (for example letting out a flat or using commercial property as business premises).

Leaseholders of residential units who are not economic actors, or have not previously received subsidy, do not need to complete the form. Owner occupiers of single flats do not need to complete the form.

"Subsidy" for the purposes of this declaration means:

- any form of financial assistance received (directly or indirectly) from any public body including grants, soft loans, loan guarantees, provision of goods or services at under value and the foregoing of revenue by the public body concerned;
- State aid provided under the de minimis exemption prior to 1 January 2021 or de minimis Subsidy provided under the subsidy control regime after that date.

including any funding provided under the Private Sector ACM Cladding Remediation Fund, or the Building Safety Fund.

If you are a co-owner, all co-owners can sign using the additional signature page at the end of this form, or we will accept a form signed by one of you. If you own multiple properties in this Building, add all the properties to this form – you do not need to complete a form per property.

You should read the Subsidy Control Guidance before completing this declaration – guidance can be found here: <https://www.gov.uk/guidance/remediation-of-non-acm-buildings>.

Please be aware that providing information in this form that is not accurate, or failing to provide information via this form about previous receipts of subsidy as an Economic Actor, may result in you being placed at risk of having to repay any sums provided for your benefit under these Funds.

PART 1 - Your Details (the "Leaseholder"):

Full Name(s):	
Address(es) or registered office(es) and Company Number(s):	

Address(es) of flat or flats you own or the commercial premises you occupy in the Building (the "Property"):

Address(es)	
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Your Status

I confirm that the Leaseholder is an 'Economic Actor'	YES / NO
I confirm that the Leaseholder (or any person linked to the Leaseholder) has received Subsidy during the current and previous two fiscal years. If so, please provide further details at Part 2	YES / NO

PART 2 – Details of previous financial assistance

Who provided the Subsidy	Date subsidy granted	Total amount of subsidy received (in GBP as you were notified at the time)	Give the name of the person or business which benefitted from the Subsidy
		£	
		£	

PART 3 - Declaration

I confirm all answers given in this declaration are complete and correct.

I confirm that I understand that the Leaseholder (and any person linked to the Leaseholder) can only receive Subsidy up to the total value of 325,000 Special Drawing Rights¹ over this and the previous two fiscal years from any source.

I therefore agree that if the Leaseholder (and/or any of the linked persons identified above) receives any Subsidy which is unlawful including funding for an amount which would cause it to exceed the 325,000 Special Drawing Rights threshold over the last 3 years the Leaseholder must to repay the amount of the unlawful Subsidy together with interest from the date the Leaseholder receives it until the date it is repaid.

I confirm I will keep a copy of this declaration and any other documentation relating to the assistance that has been received for cladding remediation funding for at least 3 years following the date of grant. I understand I am obliged to produce it on request by the UK public authorities.

Full name	
Signature ²	
For and on behalf of ³	
Position	
Date	
Address	

Additional Leaseholder - Signature Page

Leaseholder 2

Full name	
Signature	
For and on behalf of	
Position	
Date	
Address	

Leaseholder 3

Full name	
Signature	
For and on behalf of	
Position	
Date	
Address	

¹ Subsidy control uses Special Drawings Rights – see here for further information:

https://www.imf.org/external/np/fin/data/rms_five.aspx

² MHCLG will accept an electronic form of signature, either by scanning and sending a PDF of a signed hard copy or by applying your preferred form of electronic signature (for example a manuscript version of your name, initials or other unique mark of your choosing).

³ If signing on behalf of a business you are confirming that you are authorised to sign this declaration on behalf of that business. If signing on behalf of more than one leaseholder you are confirming you are authorised to sign this declaration on behalf of all leaseholders.

Leaseholder 4

Full name	
Signature	
For and on behalf of	
Position	
Date	
Address	