



Network Homes

Safety in your building

14 July 2022

Best House, Moss House, Smith House, Yashin House,
Matthews Close,
Wembley Park,
HA9

Dear residents,

Remediation expected to start in Autumn – subject to final agreement

We've made good progress since we last wrote to you – thank you for your patience and understanding in delaying this update by a week. We're now able to provide you with the below update and I hope you can understand why we wanted to wait a week to share this.

We have now agreed the scope of the remediation work to spandrel panels with our fire engineer which means our contractor is procuring the relevant materials and finalising the site logistics/access proposals. Alongside this, we've also introduced our consultant team to the contractors as they will be working closely over the coming months.

Project update

We're currently finalising the last few parts of the project (as above) and will soon be able to sign the contractual documents which will confirm when we can get started. At the moment, we're looking at late September/October to be on-site with the remediation – this is subject to a number of final approvals.

Once we have the documents signed, we'll be able to confirm a date to hold a resident webinar where we will go over all the logistics for the project, what we need to do and the confirmed dates of the project. We're aiming to hold this in late August/early September and will confirm nearer the time.

EWS1 forms – new guidance

At the moment, we're anticipating the project will take 2-3 months to complete – again, we will confirm this at the webinar. Once the remediation is complete, after 6-8 weeks we will be able to provide you with an EWS1 form which is a fire risk certificate that lenders ask for before they will lend on a property.

Some lenders have signed up to some new guidance on EWS1 forms (read the guidance and which lenders here: <https://www.ukfinance.org.uk/policy-and-guidance/guidance/joint-statement-cladding>). Instead of having to wait until the project has completed to receive an EWS1 form and remortgage or sell your home, you may be able to do this once we have started the project. Lenders may lend on a property that has a building safety issue, if they receive a 'lender letter' which outlines the work required, a fully funded plan and the start/completion dates of the project.

We're close to being able to provide this to you; once we've signed the contractual documents, we'll confirm the necessary information to lenders.

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

Subject to confirming some final details and signing the contractual documents, we hope to start your building's remediation in late September/early October.

We expect this to take 2-3 months to complete and we will issue an EWS1 form 6-8 weeks after that.

You may also be able to sell or remortgage your property sooner, as new EWS1 form guidance means some lenders will lend on an affected property if they receive a letter detailing the project dates and a fully funded plan. We'll prepare this for you.

We're hoping to sign the contractual documents in the coming weeks and then will invite you to a resident webinar where we will be able to confirm the project dates etc. We're hoping to hold the webinar in late August/September.

A reminder

Your building's fire strategy is **stay put**, so you should stay in your home unless you are directly affected by smoke, heat or fire, or are told to evacuate by emergency services.

Further support

If you need further support, please get in touch with us on customerservice@networkhomes.org.uk if you have any questions. You can also visit the following sites for further information:

- 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/>
- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- 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 documents – it takes a little while to load: <https://www.networkhomes.org.uk/matthewsbuildingsafety/>.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)