



Network Homes

Safety in your building

18 July 2022

Coles Green Court,
Coles Green Road,
Cricklewood,
NW2

Dear residents,

Project update, plus Fire Risk Assessment actions

We've received several requests for further information recently from a number of residents, so we are writing to everyone with an update on your project.

We wrote to you last year saying that we had expected to investigate your category of building – medium – within the financial year. It is with regret that we were unable to do that, mainly because there is still incredibly high demand for fire engineers in this country. There's a lot of competition for people and materials to work on building safety remediation projects as there are so many ongoing projects.

We've said before that we placed you in our medium category for a number of reasons; we did a 'desktop analysis' looking at your building's height, tenure type, construction method and materials. As directed by the government and by the Network Homes board, we must take a risk-based approach to our remediation programme and therefore progress our most high-risk projects before moving down to our medium and lower priority projects.

As above with the competition for operatives and materials, this has meant we have not made the progress we would have liked on our high priority projects, which would in turn have opened up space to investigate our medium buildings.

Next steps

We are very hopeful that in the latter part of the year, we will be able to provide you with some more accurate information on when you can expect your building to be investigated. However, I do not want to overpromise and say this will definitely be the case. But please be assured that we are working hard to make this possible. We're also making some internal changes to our team structure to try and make this happen. We're ensuring our investigation programme takes into account the government's new technical guidance called PAS 9980 too.

Alongside this, we are getting specialised expert legal advice in relation to the Building Safety Act. This is so that when we update you further, we will be able to provide clear information on what funding is available, what Network Homes will be paying for and what – if anything – leaseholders will be expected to contribute to.

I know this will not be the answers you are hoping for and I am keenly aware that you have been waiting a long time for an investigation to take place. Thank you all for your patience and your continued engagement with us. We appreciate the time many of you have taken to share your questions and concerns with us.

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A summary of this letter

We're still not able to confirm when we will be investigating your building.

We're making changes to our internal team to hopefully progress investigations sooner.

We're getting expert legal advice to ensure we can give you the most accurate funding information following the new Building Safety Act, if remediation is required.

News EWS1 form guidance may help to get you an EWS1 form faster, if work is required to your building.

We appreciate your patience in this matter while we work to progress our building remediation programme.

EWS1 form guidance

The government has said EWS1 forms should ‘not be requested’ for buildings below 18 metres. We do know that it is still happening in some instances, and that there are some of you asking for an EWS1 form to sell or remortgage. I wanted to share some new guidance with you on EWS1 forms. While at the moment it won’t change anything, it will affect you if we carry out the investigation to your building and remedial work is required.

The new guidance says lenders may lend on a building which requires remediation if they receive a ‘lender letter’. This letter will need to outline the remediation required, the expected start and finish dates and information on a fully funded plan. This would mean potentially being able to sell at the start of the actual remediation work, rather than 6-8 weeks after it is completed. Of course, if no remediation is required, an EWS1 form will be obtained much sooner.

Mental health resources

We know that waiting for more information is stressful. The resident-led End Our Cladding Scandal campaign group has advised housing associations to share mental health resources with affected residents. Please therefore see a link to their website which contains some resources which you may find helpful: <https://endourcladdingscandal.org/get-support/mental-health-support/>.

Fire Risk Assessment actions

We’ve also received requests for an update on the actions listed on the most recent Fire Risk Assessment (FRA). Please see below further information and when you can expect the next assessment to take place. In the instance where EWS investigations is listed as in progress – this status refers to the above preparations we are making to be able to carry out the investigations.

1-2, 5-7, 11-13, 17-19, 23-24	In progress actions	Next FRA
516291	Lock on final exit door	Next assessment due by 31 August 2022. Document should be available in mid-September.
516287	Fire stopping works	
516289	Fire stopping works	
516288	EWS investigations	
516284	Works to doors	
516285	Signage	
516286	Fire stopping	
130479	Works to doors	
8-10, 14-16, 20-22, 25, 26	In progress actions	Next FRA
516313	Lock on final exit door	Next assessment due by 31 August 2022. Document should be available in mid-September.
516309	Fire stopping works	
516310	Fire stopping works	
516311	EWS investigations	
516307	works to doors	
27-34	In progress actions	Next FRA
516297	Lock on final exit door	Next assessment due in 2023
516300	Fire stopping works	
516298	Works to doors	
516299	Works to doors	

If you have any further questions, please reach out to us on customerservice@networkhomes.org.uk.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)