



# Network Homes

## Safety in your building

5 August 2022

Code Court,  
Flowers Close,  
Dollis Hill,  
NW2 7FG

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

### Lender letter available which may help you to sell or remortgage

I'm pleased to say that we are now able to provide you with a 'lender letter' which may mean you are able to sell, staircase (buy more shares in your home) or remortgage your property. I know there have been several residents who have been waiting patiently to be able to do this, so I'm extremely pleased to be able to provide you with this letter and I'd like to thank you again for your understanding.

View the lender letter on the dedicated webpage for Flowers Close:  
[www.networkhomes.org.uk/flowersbuildingsafety/](http://www.networkhomes.org.uk/flowersbuildingsafety/)

### What is the new EWS1 form guidance?

Some lenders have agreed to new guidance on EWS1 forms. They have stated that they will be willing to lend on a property without an EWS1 form, if they are provided with an outline of the work required, the start and finish dates, and a fully funded plan.

This means that for those of you looking to sell or remortgage, you can get started on that process now and you won't have to wait until the project is completed and you receive an EWS1 form. Of course, this is not a guarantee that a lender will lend on your specific property, however we have seen properties sell already at other buildings where we did not yet have an EWS1 form.

### Which lenders does this apply to?

As of March 31, the following lenders had agreed to the new EWS1 form guidance:

- Barclays Bank
- HSBC
- Lloyds Banking Group
- Nationwide Building Society
- NatWest
- Santander.

You can read more about the announcement here: <https://www.ukfinance.org.uk/policy-and-guidance/guidance/joint-statement-cladding>.

### Where can I find the letter?

We've included a copy of the letter below this update explaining the guidance so you can have a read of it. We've also uploaded it to the dedicated webpage (in the purple box above) listing all your building's documents, so that you have it as a single page pdf ready to send to lenders.

We'd be grateful if you could let us know how your sale/remortgage is progressing so that we can always have the most accurate picture of how the guidance is working in the sector. If you have any further questions, please get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

Best wishes

Raj Gandecha  
Head of Resident Management (Building Safety)

5 August 2022

To whom it may concern,

## **Code Court, Flowers Close, Dollis Hill NW2 7FG – external wall remediation**

Please find the below information relating to the required remediation work to the external wall system at the following addresses, for the attention of lenders:

- 1-43 Code Court, Flowers Close, Dollis Hill, NW2 7FG.

**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, a review has been carried out by a qualified chartered fire engineer, which has identified issues within the external wall system.

**2. Did the review result in any remedial works being required to the building?**

Yes, work is required to check and replace cavity barriers behind the cladding panels and to remediate barriers surrounding the boiler flues.

**3. Have the works been completed/commenced?**

Work began in June 2022 and is expected to complete by October 2022.

**4. Will any costs be passed on to the leaseholders?**

Leaseholders will not have to contribute to the remediation of the above issues in the external wall system.

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

The current EWS1 form ratings for the building is advised to be a B2 rating – once the work is completed, the rating will be B1.

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

The EWS1 form will be issued by fire engineering firm CHPK. Further information on CHPK can be found on their website: <https://www.fire-engineer.co.uk/>.

Kind regards

Graeme Manley  
Head of Building Safety