



# Network Homes

## Safety in your building

16 December 2022

74, 76, 78, 80 Cambridge Road,  
Kilburn Quarter,  
South Kilburn,  
NW6

Dear residents,

### Original contractor in dispute with subcontractor of external wall remediation

We've written to you several times to let you know that we are still working on reaching an agreement with the original developer of your building to remediate the issues we have found in the external wall.

#### Subcontractor dispute

I'm disappointed to have to tell you that we still have not reached any agreement for remediation with our original contractor, who in turn is in dispute with the subcontractor they hired to carry out the work. This means that our hope of reaching a speedy resolution is now unlikely.

We recognise this will be difficult news for those of you who may wish to sell or remortgage and so we have escalated this within both ourselves and the original contractor. Our Fire Engineer has identified remediation works to cavity barriers are required on the west facing tile hung elevation.

#### Further support

We work on a three-month update basis, so you can expect to hear from us every three months or sooner if we have something confirmed which we need to tell you. If you need further support, you can:

- 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: <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/kilburnqbuildingsafety/>
- Get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

Raj Gandechea  
Head of Resident Management (Building Safety)

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

#### A summary of this letter

We're still pursuing the original developer to return to the building and remediate the external wall.

The original developer is now in dispute with the subcontractor who carried out the work. This will significantly delay any meaningful progress in getting the work started.

The matter has been escalated within both ourselves and the original contractor.

#### 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 the fire brigade. There is no communal alarm in the building.