

## Safety in your building

10 November 2023

Tabriz Court and Shams Court,  
Fulton Road,  
Wembley Park,  
HA9

Dear residents,

### Next steps from tribunal – remediation may begin in January

I wanted to share the next steps with you following the tribunal that was held earlier this week to try and get the freeholder of your building to make progress on the external wall remediation. The below has been agreed:

- The freeholder (HEB Assets) accepted that it was obliged to remediate and that the tribunal had power to make a Remediation Order against it.
- The freeholder has promised to provide information about the scope and programme of works by **Monday 4 December**.
- The freeholder said it was hoping to start works in **January 2024**.

### What happens if they don't?

A further hearing has been fixed for 22 April 2024. If the freeholder either fails to provide a sufficiently detailed scope by 4 December, and/or does not start work in January 2024, we will take further action. This will see us apply to the court to bring the hearing date forward and ask the court to make a Remediation Order or impose further conditions on the freeholder.

We are cautiously feeling positive about these steps and will wait to see if the freeholder follows through on their promises in December and January. We fully intend to immediately apply to the court if either deadline is missed.

If we do receive information in early December, we will provide you with an update.

### Sharing your concerns

I'd like to sincerely thank those of you who took the time, at very short notice, to pass on your experience of this difficult situation with us. We shared these during the hearing and believe they were crucial in getting the above agreed. For those of you who did not share any thoughts/feelings with us last week, please do still feel free to do so at [buildingsafetyteam@networkhomes.org.uk](mailto:buildingsafetyteam@networkhomes.org.uk). If a further hearing is required, it may be helpful to share these at that time with the judge.

Previous updates can be found here: <https://www.networkhomes.org.uk/mybuildingdocuments/>.

Kind regards

Raj Gandecha  
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#### **A summary of this letter**

The freeholder has now agreed that they are responsible for external wall remediation.

They have promised to share information about the required works by **Monday 4 December**.

They have said they hope to start work in **January**.

We will take further court action if either of these dates aren't met.