

Safety in your building

13 June 2024

1-19, 10 Maitland Road,
London,
E15 4GH

Dear residents,

Building safety remediation works required to your building

We wrote to you last year about carrying out an investigation into your building's external wall system. Since carrying out our investigation, we have been liaising with our fire engineer and they have now issued a Fire Risk Appraisal of External Walls (FRAEW) report for your block. Having gone through the findings, regrettably the fire engineer has identified that localised remedial works to cavity barriers behind the timber cladding is required at Maitland Road.

The fire engineer has confirmed to us that the external wall does not require interim safety measures such as waking watch or additional fire alarms. Therefore, the **fire strategy at Maitland Road can remain as stay put.**

Next steps

We have notified the original contractor Hill Partnerships that built Maitland Road about the preliminary finding of the FRAEW, as they may have some contractual liabilities in respect of the external walls. It is usually in the interest of all parties, including residents, if the original build contractor returns to rectify issues.

In our experience these discussions with contractors can take many months and in complex cases more than a year before remediation starts. Our aim is to expedite this so remediation work can take place as quickly as possible for your peace of mind.

We'll not be able to issue an EWS1 form until after we have completed the remediation work. An EWS1 form (EWS – external wall system) certifies the fire risk at a building and can be a requirement of lenders to sell.

We will look at whether your building is eligible for the government's Cladding Support Scheme, which can help to fund some external wall remediation work. We will need to pursue the original contractor before any application for government money can be approved.

We will arrange for the building's fire risk assessment to be updated and also notify the London Fire Brigade and the building insurer.

Dedicated website page

We've created a dedicated webpage on our website where we will post all Wood Court updates. We'll keep texting them out to you, but you'll be able to see all updates together on our dedicated page: <https://www.networkhomes.org.uk/maitlandbuildingsafety/>. We will also put posters up around the block with a QR code linking to the website.

The Hive
22 Wembley Park
Boulevard
Wembley
HA9 0HP

www.sng.org.uk
[customerservice@
networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)
0300 373 3000

A summary of this letter

Following your building's investigation last year, we have reviewed the fire engineer's report. They have stated that remediation will be required to the timber cladding. No interim safety measures are required.

We have notified the original contractor and in discussion regarding the findings. We'll update you regularly going forward.

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.

Further support

- 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/>
- We understand building safety works can be frustrating and take time to resolve, however we ask that you still treat our staff with respect as they are trying to get the issues at your building fixed. You can read more about how we want to respect each other in our service charter: <https://www.networkhomes.org.uk/your-home/service-charter/>

If you have any questions, please get in touch with us on customerservice@networkhomes.org.uk.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)

Progress at your building

There's lots of stages until we complete the work at your building. You can see what stage we're at in bold below:

- 1. Identify building as requiring investigation.**
- 2. Carry out an external wall investigation to PAS9980 standard.**
- 3. Issue investigation report determining if there are issues.**
- 4. Establish the scope of the required works.**
- 5. Implement any required interim safety measures.**
- 6. Design the solution to fix the issues found – You are here!**
7. Appoint contractor to carry out the work.
8. Determine funding source/relevant warranty/insurance.
9. Agree start and finish dates for the work.
10. Lender letter issued.
11. Hold a resident webinar to answer any questions.
12. Start remediation work.
13. Remediation work taking place.
14. Remediation work complete.
15. Interim safety measures stopped.
16. EWS1 form issued – risk rating of building confirmed as low.