

Safety in your building

6 September 2024

Tabriz Court,
Fulton Road,
Wembley Park,
HA9

Dear residents,

Building Safety Regulator application submitted, remediation may start in Nov 2024

We are writing to let you know that we have received a progress update from the external wall contractor, which has confirmed that a Building Safety Regulator (BSR) application was submitted on the 31 August, reference number BCA03806Q5F6.

When we wrote in January, we explained that work to Shams Court could begin as it was below 18 metres in height, but work to Tabriz Court would need approval from the BSR before it could begin. You can read that explanation here: www.networkhomes.org.uk/media/19721/20240126-tabriz-shams-schedule-change-sent.pdf.

Details we received from the contractor

We have been chasing the Principal Accountable Person from the contractor for some time for confirmation that the application had been submitted but they have not responded until now. They have revealed reasons for the delay as the “newly introduced building control requirements”. Based on our own experience, the documentation that needs to be provided is extremely detailed and as a result the application does take some time to produce. However, we will respond to the Freeholder to request details of why it took so long to produce.

Potential dates for work to begin

The latest programme identifies that work to Tabriz will start in around November 2024 and complete by December 2025. We do advise however, that the Building Safety Regulator states an eight week decision period for existing building applications. However, the application has not been yet validated i.e. that the BSR is happy that sufficient information has been provided. It has not been approved, and the BSR decision period is currently more than eight weeks, given the number of applications it is receiving. The contractor has assured us that as soon as approvals are received works can start.

We are preparing a full legal response to their August 2024 progress update received by us this week. The tribunal hearing that we expected to be held in September has now been postponed, due to availability of tribunal staff.

We shall update you again once we have confirmation of the BSR application has been approved and an actual start on site date is confirmed by the Freeholder.

Kind regards

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Head of Resident Management (Building Safety)

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A summary of this letter

We have received confirmation from the freeholder that a Building Safety Regulator (BSR) application was submitted on 31 August.

We are asking the freeholder to explain why it took so long to submit the application.

The latest programme advised that work at Tabriz Court will start in November 2024 and end by December 2025. We are not confident these dates will be met due to the time it is currently taking the BSR to respond to and approve applications.

Reminders

Your building's fire strategy is currently: **simultaneous evacuation**, which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

Previous updates can be viewed here:

www.networkhomes.org.uk/tabrizshamsbuilding/safety/.

If you have any questions, please contact customerservice@networkhomes.org.uk