

## Safety in your building

29 November 2024

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

Dear residents,

### Tribunal hearings taking place in January

We've been informed by the First Tier Tribunal of two dates in January 2025 regarding our applications in the tribunal relating to Tabriz Court and Shams Court:

- Monday 13 January: Case Management Hearing to discuss our application for remediation order. We expect to receive further information of the remedial works and the progress with the works at Tabriz Court.
- Thursday 30 January: Hearing regarding our application relating to the reasonableness of service charges (including the high insurance costs).

### Building Safety Regulator application

The progress updates provided by the Freeholder on remedial works largely relate to Shams Court, and there is minimal update regarding the remediation to Tabriz Court. The Freeholder's position is that they are still waiting to hear back from the Building Safety Regulator (BSR), a requirement under the new regulatory regime for 'higher risk buildings' following the Building Safety Act 2022. Shams Court is not a 'higher risk building' due to being below seven storeys, and so the remedial works to Shams Court have not had to go through the BSR, which is why these have been able to start.

We understand the Freeholder's application to the BSR was validated (meaning it was accepted for review by the BSR, but not yet approved) on 10 September 2024 and we expect that the freeholder should have received an update from the BSR by now. We have contacted the BSR this week to request a progress update of the freeholder's application.

From our experience there are delays at present at the BSR; at another of our schemes they have requested an extension of eight weeks on top of the original eight week timeframe.

### Update on remediation start date

The latest update from the freeholder identified that once permissions are received remedial works "will immediately start". The freeholder believes works will take between 9-12 months. However in our experience it seems likely that a full scope of works and therefore accurate time estimate won't be identified until the entire elevation has been stripped of materials. Any new details that are discovered will require discussion with the BSR and could take further time.

We'll write with an update once we have the next steps following the hearings. Check our document library for your building's letters and documents: [networkhomes.org.uk/tabrizshamsbuildingsafety](https://networkhomes.org.uk/tabrizshamsbuildingsafety). And get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards  
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#### **A summary of this letter**

Further tribunal hearings will be taking place in January, on the progress of remediation works to Tabriz Court and then on our application relating to reasonableness of service charges.

We'll write again when we know the next steps.

#### **A reminder**

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.