

Safety in your building



6 November 2024

Aylesbury House, Braunston House, Cosgrove House, Marsworth House, Venice House, Wendover House, Northampton House, 243 Ealing Road, Alperton, HA0

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Dear residents,

Renewal of EWS1 forms – new version due in February 2025

In 2020, we issued your building's with an EWS1 form (external wall system) which is a document which certifies the fire risk of your building in relation to the external wall system. Essentially it outlines whether your building needs any remediation to fix issues within the outer wall. The document we issued in 2020 stated that no work was required on your building, meaning the fire risk is very low.

These forms are only valid for five years and so will expire on 13 February 2025. EWS1 certificates need to be renewed every five years because that period is enough to record any works undertaken to the building, as well as the general maintenance in that period.

Next steps

We are working with the Fire Engineer IFC who signed the current EWS1 certificate, to renew it before 13 February 2025. Please note the current EWS1 certificate is valid until 13 February 2025, meaning it can be used for selling/remortgaging until then.

Once we have a new document, we will write to you with a copy of it.

In the meantime, if you have any questions, you can get in touch with us at customerservice@networkhomes.org.uk.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)

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.

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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 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:

Progress at your building

There’s lots of stages until we complete the work at your building. Here’s what we’re up to and how long we’ve got left:

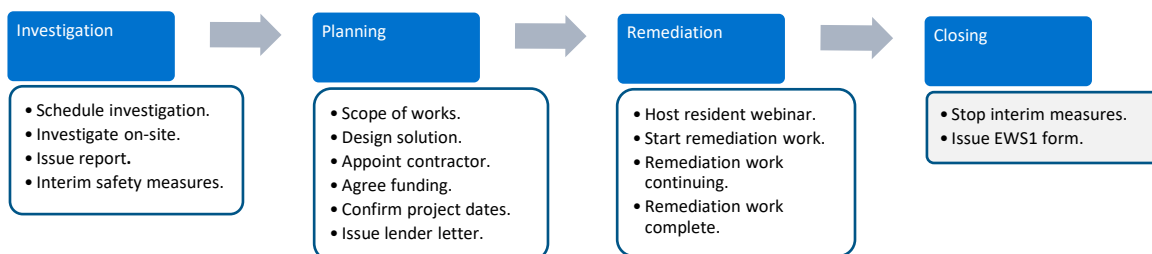
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|---|---|
| 1. Identify building as requiring investigation. | 9. Agree start and finish dates for the work – You are here! |
| 2. Carry out an external wall investigation to PAS9980 standard. | 10. Lender letter issued. |
| 3. Issue investigation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

<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/>
- Check our document library for your building’s letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/mybuildingdocuments/>
- <https://www.networkhomes.org.uk/cwbuildingsafety/>
- Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)



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