

Safety in your home

22 June 2020

Hamella House
7 Sadler Place
Homerton
E9 5QQ

Dear Resident,



Olympic Office Centre
8 Fulton Road
Wembley
HA9 0NU

www.networkhomes.org.uk
info@networkhomes.org.uk
0300 373 3000

Investigation of building safety issues and EWS1 form

As you'll know, following the Grenfell Tower fire we replaced the grey cladding on your building, following the government's guidelines. Since then, there have been some updates to the government guidelines and we are following those, which may require further work to be done on your building.

Removal of cladding

When your block was completed, it was signed off by Building Control and the Building Warranty provider. These are independent bodies and we rely on their sign-off during our quality management process. After Grenfell, government advised that landlords should identify buildings which had the same type of cladding known as aluminium composite material (ACM).

The government provided a fund for the removal of ACM cladding on buildings over 18 metres. Your building is below 18 metres, but as we had identified that the grey cladding on your external walls was ACM cladding, we decided to replace the cladding and we completed this last year.

Other cladding on your building

Since then, we have done investigations on other areas of your building. The blue cladding at the top of buildings is a fibreglass type cladding. We have found installation issues with missing or poorly installed cavity fire barriers behind this cladding and we are investigating this with the contractor and building warranty provider. If these investigations show work is needed to sort the issue, we plan to pursue the contractor or warranty provider for the cost.

The building warranty provider has appointed a Chartered Fire Engineer to advise us on this investigation. They are complex and may result in further work needed on site. We'll be liaising with the warranty provider and fire engineers and this will take time, as we decide on the best plan for these issues. We expect to be able to update you with more information in two months and appreciate your understanding as we try and resolve this complex issue on your behalf.

EWS1 form and lender requirements

In December 2019, an 'external wall system' (EWS1) form was introduced which aims to give lenders the confidence to lend on buildings above 18 metres, or those below 18 metres where there is a specific issue. Until we have resolved the issue with the blue cladding, we will not be able to issue an EWS1 form. This could mean that a form is not available until after work to repair any issue with the blue cladding is finished. We will follow the advice of the fire engineer who will let us know when we will be able to provide a form.

If you are looking to remortgage or sell your property, we recommend you share this letter with your mortgage lender/purchaser.



I hope this clarifies the matter and answers your questions.

Thank you for your understanding in these circumstances.

Kind regards

A handwritten signature in black ink, appearing to be "Raj Gandecha", written over a light blue horizontal line.

Raj Gandecha
Head of Resident Management (Building Safety)