



Network Homes

Safety in your building

1 December 2022

Cipher Court,
Flowers Close,
Dollis Hill,
NW2

Dear residents,

EWS1 form available

I am pleased to be able to confirm that the external wall system remediation is now complete. Our fire engineer has carried out a site inspection and has now issued an EWS1 form (EWS – external wall system). This certificate confirms that your building has been rated as 'B1 – the fire risk is sufficiently low that no remedial works are required'. Please note, the work to Cipher Court balconies will still take place, even though this form has been issued, as it is a requirement of the insurer, not the fire engineer or building regulations.

For those of you who have been looking to sell or remortgage, we hope that this will help you to do so. And for all of you, we hope this provides you with the peace of mind that the fire risk is sufficiently low.

Where can you find the EWS1 form?

The form can be found on our website and we have also obtained a cover letter from the fire engineer which may be required by your lender to proceed on a sale. We carry out our own technical checks when we receive the EWS1 form and accompanying report from our fire engineer, which takes up to a week, which is why the documents are both dated in November.

Both documents can be found here:

- **EWS1 form**
<https://www.networkhomes.org.uk/media/15959/fe00047-cipher-court-ews1.pdf>
- **Fire engineer letter**
<https://www.networkhomes.org.uk/media/15961/fe00047-langhorne-letter-281122.pdf>.

I'd like to thank you all for working with us while the remediation was taking place – we could not have completed the work without your cooperation.

Balcony work to come

The consultation for the balcony work has now closed – we'll send you an update with further information once we have made the formal appointment of the chosen contractor.

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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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.

All updates about work to Flowers Close are located at www.networkhomes.org.uk/flowersbuildingsafety.