

## Safety in your building

23 March 2023

The Archer Tower,  
Vantage Point,  
Berger Road,  
Homerton,  
E9 6FG

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

[www.networkhomes.org.uk](http://www.networkhomes.org.uk)  
customerservice@  
networkhomes.org.uk  
0300 373 3000

Dear residents,

### Lender letter available which may help you to sell or re-mortgage

I'm pleased to say that we are now able to provide you with a 'lender letter' which may mean you are able to sell or re-mortgage your property. I know there have been several residents who have been waiting patiently, so I'm extremely pleased to be able to provide you with this letter and I'd like to thank you again for your understanding.

View the lender letter on the dedicated webpage for Vantage Point:  
[www.networkhomes.org.uk/vantagebuildingsafety/](http://www.networkhomes.org.uk/vantagebuildingsafety/)

### What is the new EWS1 form guidance?

Some lenders have agreed to new guidance on EWS1 forms (forms that certify the risk of a building's external wall system). They have stated that they will be willing to lend on a property without an EWS1 form, if they are provided with an outline of the work required, which includes the start and finish dates, and a fully funded plan. You can read more about this on the UK Finance website here: <https://www.ukfinance.org.uk/policy-and-guidance/guidance/joint-statement-cladding>.

This means that for those of you looking to sell or re-mortgage, you can get started on that process now and you won't have to wait until the project is completed and you receive an EWS1 form. Of course, this is not a guarantee that a lender will lend on your specific property, however we have seen properties sell already at other buildings where we did not yet have an EWS1 form.

### Which lenders does this apply to?

The following lenders have agreed to the new EWS1 form guidance:

- Barclays Bank
- HSBC
- Lloyds Banking Group
- Nationwide Building Society
- NatWest
- Santander.

### Where can I find the letter?

We've included a copy of the letter below this update explaining the guidance so you can have a read of it. We've also uploaded it to the dedicated webpage (link in the purple box above) listing all your building's documents, so that you have it as a single page pdf ready to send to lenders.

We'd be grateful if you could let us know how your sale/remortgage is progressing so that we can always have the most accurate picture of how the guidance is working in the sector. If you have any further questions, please get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

Best wishes

Raj Gandecha  
Head of Resident Management (Building Safety)

23 March 2023

To whom it may concern,

**The Archer Tower, Vantage Point, Berger Road, Homerton, E9 6FG – external wall remediation**

Please find the below information relating to the required remediation work to the external wall system at The Archer Tower, for the attention of lenders. These are the typical questions asked by lenders when looking at whether to lend on a property which may be affected by external wall issues.

**1. Has there been a review of the building, commenting on external wall in relation to fire safety being carried out in accordance with the latest government advice?**

Yes, a review has been carried out by a qualified fire engineer, which has identified issues within the external wall system.

**2. Did the review result in any remedial works being required to the building?**

Yes, work is required to replace cavity barriers behind the terracotta tiles and brickwork, fit a new subframe behind terracotta tiles and replace the 'green' wall with a tile solution.

**3. Have the works been completed/commenced?**

Work began in February 2023 and is expected to complete by June 2024.

**4. Will any costs be passed on to the leaseholders?**

Leaseholders will not have to contribute to the remediation of the above issues in the external wall system.

**5. What is the current rating stipulated on the EWS1 form for this block?**

Once the work is completed, the EWS1 form rating will be B1.

**6. Who will be issuing the revised EWS1 form when the external works are completed?**

The EWS1 form will be issued by fire engineering firm CHPK. Further information on CHPK can be found on their website: <https://www.fire-engineer.co.uk/>. The form will be posted on the FIA Portal once it is available: <https://www.fia.uk.com/>.

Kind regards

Suraj Shah  
Head of Building Safety