



Network Homes

Safety in your building

7 July 2023

Cumnor House, Helmi House, Lidcote House,
Robsart Street,
Stockwell,
SW9

Dear residents,

Lender letter updated with latest completion date

We previously sent you a 'lender letter' in July 2022 – this letter can be presented to lenders and may help you if you are looking to sell or remortgage.

This lender letter had the original completion date of May 2023 included. As you'll know from our recent update, the completion date has changed. We're therefore issuing an updated lender letter which reflects the new estimated completion date. We've also updated the address information to be more specific and included more information on the work required. Please keep the previous version for your records, but use the new version going forward. We've included the new one below so you can have a look, and it has also been uploaded as a separate document for lenders on the link in the purple box.

A reminder about lender letters and EWS1 forms

Some lenders 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, the start and finish dates, and a fully funded plan. An EWS1 form certifies the fire risk of a property and has been a requirement to sell or remortgage your home.

This means that for those of you looking to sell or remortgage, 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.

You can read more about the announcement here: <https://www.ukfinance.org.uk/policy-and-guidance/guidance/joint-statement-cladding>.

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.

Best wishes

Raj Gandecha
Head of Resident Management (Building Safety)

The Hive
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Wembley
HA9 0HP

www.networkhomes.org.uk

customerservice@
networkhomes.org.uk
0300 373 3000

View the lender letter on the dedicated webpage for Cumnor House, Helmi House and Lidcote House:
www.networkhomes.org.uk/robsart1buildingsafety/

7 July 2023

To whom it may concern,

Cumnor House, Helmi House, Lidcote House; Robsart Street, London, SW9: external wall remediation

Please find the below information relating to the required remediation work to the external wall system at the following addresses, for the attention of lenders:

- 1-44 Cumnor House, 33 Robsart Street, SW9 0BE
- 1-46 Helmi House, 43 Robsart Street, SW9 0BQ
- 1-44 Lidcote House, 35 Robsart Street, SW9 0BF
- 37, 39, 41 Robsart Street, SW9 0BF
- 45, 47, 49 Robsart Street, SW9 0BQ.

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 cladding panels, as well as the insulation and cavity barriers behind them and the brickwork. In addition, cladding to soffits needs to be replaced.

3. Have the works been completed/commenced?

Work began in July 2022 and is expected to complete by December 2023.

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 IFC. Further information on IFC can be found on their website: <https://www.ifcgroup.com/>. 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