

Safety in your building

29 September 2023

St Thomas Court,
Wrotham Road,
Camden,
NW1 9SW

Dear residents,

Progress on building safety remediation, plus government funding now open

We've previously let you know that we're following government guidance following the Grenfell tragedy by investigating the external wall systems of our buildings. We've used a prioritisation tool to group our buildings into priority groups and we're currently working on the groups above the one your building is in. Priority is based on things like height, construction type and method and tenure type (only in relation to supported housing).

We've made good progress on the investigations of the buildings above your priority category. I'm pleased to say that so far, the fire engineers have not found any issues which require remediation; while this will not directly affect your building's investigation, we hope that it bodes well for the ones to come. We're still anticipating being able to start investigating your building's priority group in April 2025 and so will write again in **March 2024** with another update.

Government fund now open

The government has opened a fund for buildings between 11 and 18 metres to support with costs to address cladding-related fire safety risks, now named the Cladding Safety Scheme (CSS). We will be looking to see if we are able to apply to this fund, even before we do the investigation, as a precaution – we're only able to apply for buildings where there are leaseholders or shared owners. If you want further information on the scheme, you can find it here: <https://www.gov.uk/government/publications/cladding-safety-scheme/cladding-safety-scheme-overview>.

Next steps

As a reminder, once we investigate your building (starting April 2025), one of two things will happen:

- Our fire engineer will let us know that no remediation is required to your building's external wall system. They'll then issue an EWS1 form (EWS - external wall system) which certifies the fire risk at your property and can be a requirement of lenders to sell or remortgage.
- **Or**
- Our fire engineer will let us know that remediation is required. We will then work to put together a remediation plan, appoint a contractor, determine a course of funding and keep you updated along the way. After the remediation is complete, our fire engineer will then be able to issue an EWS1 form.

You can check our document library for your building's previous letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/mybuildingdocuments/>. You can also 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)



The Hive
22 Wembley Park Boulevard
Wembley
HA9 0HP

www.networkhomes.org.uk

customerservice@
networkhomes.org.uk
0300 373 3000

A summary of this letter

We're making good progress on investigating the buildings above your priority group.

We still hope to start your category's investigations in April 2025 and so will write next in March.

Government funding for your building's criteria has now opened and we will look to make an application just in case.