



# Network Homes

## Safety in your building

30 April 2021

11 and 17 Robsart Street, 1 and 7 Thornton Street,  
Stockwell,  
SW9

Dear residents,

### Update on construction project start date

When we wrote to you recently, we said we hoped to hold a resident webinar in April. We now don't think we will be able to hold a webinar until late May at the absolute earliest and this could be pushed back further into June or even July.

### Project start date and webinar

We're continuing our negotiations with the contractor and have recently held a number of additional site meetings over and above our scheduled fortnightly meetings. Network Homes is not solely in control of the timeline of these discussions, but we continue to work on this through our regular meetings.

We're now expecting a construction start date of June or July and for the project to last for six to nine months. Until that is confirmed, it won't be helpful for us to hold a webinar with you as we won't have a lot of the answers you will be looking for. We think it is more helpful to give you the known position rather than to speculate. As such, won't organise a webinar until we have reached a formal agreement with the contractor and have a confirmed start date.

This will allow us to be fully prepared to answer all your questions, and hopefully you will come out of the webinar feeling informed and reassured as we look to begin the construction work. We will always give you at least a week's notice of the webinar date and will also send out a summary and FAQs within two weeks in case you are not able to attend.

I would like to extend my apologies that this is taking longer than we hoped, especially as we initially told you we hoped to be starting on-site in March. As you'll know from our previous communications, we are working hard on your behalf to reach an agreement with the original contractor that will be acceptable to both parties. The technical nature of these legal discussions has meant it is taking us longer than expected. Please be assured we are working hard to reach this agreement, so that we can start the work as soon as possible.

### EWS1 form

We appreciate that many of you are waiting for an EWS1 form and have been for some time. We are only able to provide an EWS1 form when a fire engineer deems the fire safety risk at your building to be sufficiently low. We anticipate this to be six to eight weeks after the remediation work has been signed off.

### Fire Alarm

The Fire Alarm was installed and commissioned some weeks ago and as you are all aware is tested on a weekly basis every Wednesday at 11am. There will soon be a requirement to do a quarterly test

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0300 373 3000

### A summary of this letter

We'll not be holding a webinar in April and won't organise a date for one until we have confirmed a start date for the construction project.

This is so we can give you all the answers, rather than not being able to give you all the information you require.

At the moment, we're expecting construction to start in June or July, as we're still in talks with the original contractor. We're now at an advanced stage, but as these are technical legal discussions, they are talking longer than we anticipated.

As soon as we have come to an agreement and have a confirmed start date, we will let you know.

which is a little more in depth and will require access to some of the flats, we will however write separately when this is due. The alarm system is monitored by a cloud-based system so we know the status of this at all times.

### **Costs**

At the moment, we're looking at costs being paid by a combination of Network Homes, the original contractor and the government's Building Safety Fund. We've already confirmed fire alarm costs will be paid by the government's Waking Watch Relief Fund. We are working on the remediation of your buildings as one project and therefore don't have a separate building specific breakdown as all costs have been calculated for the three buildings together.

However, we may incur costs which are not recoverable from the original contractor or the government's fund. Should that happen, we may look to recover the costs through your service charge, but we will write to you and let you know if that happens.

We're also in discussions with HMRC about what the project's VAT rate should be. We believe it should be 0% (as opposed to 20%), because the remediation is related to the original building work, which was set at 0%. We're waiting for a response from HMRC, but don't expect this decision to delay the project start date. This will be a positive outcome if we are able to achieve this for Network Homes and leaseholders.

### **Residents Association**

We've previously sent information to you about how to set up a Residents Association (RA) – this is a useful way for us to work and communicate with a large group of residents and for you to share information. If this is something you are interested in, the Resident Engagement team at SW9 Community Housing are able to support you in setting this up. You can find out more information about this here: <https://www.sw9.org.uk/get-involved/residents-association-guide/>.

If you have any further questions, please contact us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk). If you have any questions related to service charges, you can contact the leasehold team on [leasehold.services@networkhomes.org.uk](mailto:leasehold.services@networkhomes.org.uk).

Thank you again for your patience.

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)