



25 May 2021

All Residents  
20 Sidney Road  
London  
SW9 0FE

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,

**Re: 20 Sidney Road, London, SW9 0FE**

I am writing on behalf of Network Homes as original developer and current Freeholder of 20 Sidney Road.

We have summarised the external wall construction details below. This is to aid valuers when considering the RICS guidance whether an EWS1 assessment is required.

**20 Sidney Road**

20 Sidney Road is a four storey building that is approximately 9.225m from ground level to the floor level of the top storey.

The building is a mixture of concrete and steel frame system construction. The balconies are concrete construction with ceramic floor tiles and glazed balustrades.

The external wall finishes are a mixture of brickwork, render over blockwork and VM zinc cladding which is a single sheet zinc cladding, and does not contain Aluminium Composite Material, Metal Composite Material or High Pressure Laminate.

We have determined this after a thorough review of the as-built information for the building, a visual inspection and discussions with the original builder. Furthermore, the manufacturer, VMZinc has also been approached and from photographs they believe the zinc cladding is a mixture of their standing seam and flat lock products both which are not composite products.

Your sincerely

A handwritten signature in black ink that reads "SShah".

Suraj Shah  
Head of Building Safety  
Network Homes