

# Safety in your building



10 June 2021

Burney House, Laye House, Trinder House,  
Blairderry Road and Ardwell Road,  
Streatham Hill,  
SW2

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,

## **EWS1 form available – B1 rating**

Following our previous letters about investigations taking place at your building, I am pleased to be able to confirm that our investigations into the external wall system are now complete. Our Fire Consultant has reviewed the results of the site inspection and is satisfied that the fire risk is low enough that no remedial work is required.

Our Fire Consultant has confirmed this in a certificate, known as an EWS1 form. This followed a great deal of work from Network Homes, so we are pleased that we are able to share the form with you.

We have also instructed our Fire Risk Assessor to review the Fire Risk Assessment if necessary and we will upload any revised Fire Risk Assessment onto our website as soon as it is available.

### **What is an EWS1 form?**

This is a form developed by the Royal Institute of Chartered Surveyors, which involves a qualified professional such as a Chartered Surveyor, giving a professional opinion on the construction of the external wall system. In the case of your buildings, they have been marked as 'B1 – the fire risk is sufficiently low that no remedial works are required'. This gives assurances to banks and lenders and should allow you to sell, remortgage or staircase your home.

### **How can you get a copy of the EWS1 form?**

For those of you who have got in touch with us asking for the EWS1 form to progress a sale, remortgage or staircase request, we will email you a copy of the form for your block. You'll also be able to find it on our website: <https://www.networkhomes.org.uk/your-home/my-building-fras-documents-and-newsletters/?Search=sw2&Category=&Updated=>. Lenders sometimes also require a cover letter stating the findings in the EWS1 form and you can also find this at the above link.

### **Why is the EWS1 form dated for a while ago?**

You'll notice that the date on the EWS1 form is not from the last few days and is actually from several months ago. We wanted to explain why this is the case, so as not to cause you further frustration or upset.

As part of the process of receiving an EWS1 form, we request a report of the findings from investigations carried out by fire engineers. We do not share an EWS1 form with residents until we

have received the report and carried out our own due diligence process on the findings to ensure we are completely happy with them.

We believe this is in the best interest of residents as well as ourselves. Inside Housing (which is the trade magazine for the housing sector) has covered stories where EWS1 forms have had their ratings downgraded/changed. This meant residents thought the building had been certified with a low enough risk, only to find out later that their building had been downgraded and work was needed. You can read more information on that here: [www.insidehousing.co.uk/news/ews-crisis-homeowners-face-huge-fire-safety-bills-on-newly-bought-flats-despite-cladding-assurances-before-purchase-70417](http://www.insidehousing.co.uk/news/ews-crisis-homeowners-face-huge-fire-safety-bills-on-newly-bought-flats-despite-cladding-assurances-before-purchase-70417).

I understand your frustration at the length of time it has taken since the EWS1 form was issued, to us being able to share the news with you. I hope you understand that we must ensure we are confident in the findings of the investigation report. Otherwise this could have resulted in a change to the rating when some of you are much further down the line with a sales transaction. We recently received the report from our fire engineer and after carrying out our due diligence, we are satisfied with the result and the validity of the rating on the EWS1 form.

I'd like to thank you for your patience in this situation and if you have any further questions, please get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk).

Yours sincerely



Sam Drinkwater

Neighbourhood Team Leader (Building Safety)