

Safety in your building

2 December 2022

Tabriz Court and Shams Court,
Fulton road,
Wembley Park,
HA9

Dear residents,

External wall report and the freeholder's remediation plans

I wanted to pass along an update to you on the ongoing situation at your buildings and our understanding of the current activities being undertaken by the freeholder (building owner), HEB Assets.

You'll know from our previous letters that we are not the owner of your building and so we are not legally able to carry out remediation ourselves. We have now received a copy of the report into the external wall system of your buildings from the freeholder. This is a positive step forward. The report details that as expected, remediation is required to the external wall system.

We met with HEB Assets, and they explained that they have engaged a design team to propose a design based on the external wall report and have subsequently submitted a planning application for the wider development. A planning application for a Certificate of Lawful Development has been granted by Brent Council on Pinnacle Tower. We have asked for a further meeting with HEB and their design team about Tabriz Court and Shams Court, and a separate meeting with HEB and the Department for Levelling Up, Housing and Communities (DLUHC).

We have also been liaising with the managing agent, Wembley Properties, about the interim fire strategy and a proposal to make changes to the fire alarm installation at Tabriz and Shams in line with the fire engineer's recommendations. A separate meeting with HEB's fire engineer Marshall Fire has been requested.

Planning application

It may be that you receive notification from the council about the required planning consent for this building – if you do, please do take the time to read the planning documents and comment on them if you feel it is necessary. We should note that this remains only an outline planning application, we are yet to see the finer details and technical proposals for the remediation work.

Project costs

At the moment, we've not yet received confirmation from the freeholder or the managing agent as to how this work will be funded. There are government funds which may be available for this type of project, such as the ACM Remediation Fund or the Building Safety Fund. We'll encourage the freeholder to make use of these funds where applicable and also remind them of their obligations under the Building Safety Act which came into effect in the summer.

Insurance costs

The building insurer visited the development in September and walked around both buildings as part of the inspections. No observations or recommendations were raised to Network Homes on this.



Network Homes

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've received the report into the issues in the external wall and have met with HEB and Wembley Properties to discuss the proposed remediation plans.

We're pleased at these positive steps forward. We'll let you know when there are any further updates on the external wall remediation.

No funding arrangements have yet been agreed.

A reminder

Your building's fire strategy is **simultaneous evacuation**, which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

Next steps

When we hear more from the managing agent, freeholder or DLUHC we will share that with you.

Keeping everyone safe

It is the responsibility of everyone in the building to minimise the risk of fire and keep everyone safe. Please ensure you, your household and your guests know what to do in the event of a fire. And if you see something which may require repair, like a fire door, or something else which needs our attention, please raise it with us as soon as possible.

What should you do if there is a fire in your flat?

- Evacuate immediately using the stairs, closing all doors behind you when leaving your flat
- Tell the fire wardens about the fire
- Call 999.

What should you do if you hear a communal alarm, air horn or the evacuation manager tells you to evacuate?

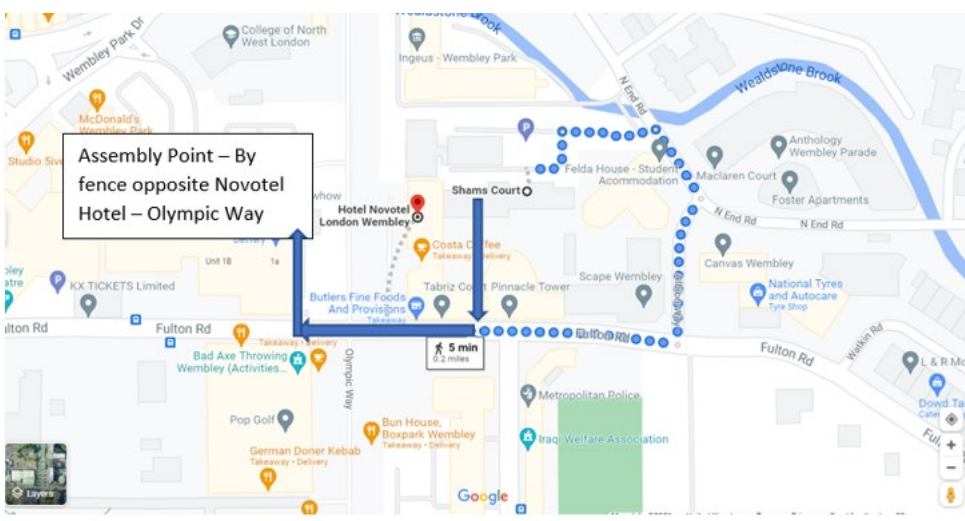
- Follow instructions and immediately evacuate using the stairs
- Do not pack or bring any possessions with you
- Close all doors behind you
- Tell the fire wardens or the fire brigade of any family members who need help to evacuate
- Gather at the assembly point opposite Novotel Hotel and wait there until you are told by the evacuation manager to return to your home.

The maps below show the assembly point and evacuation routes:

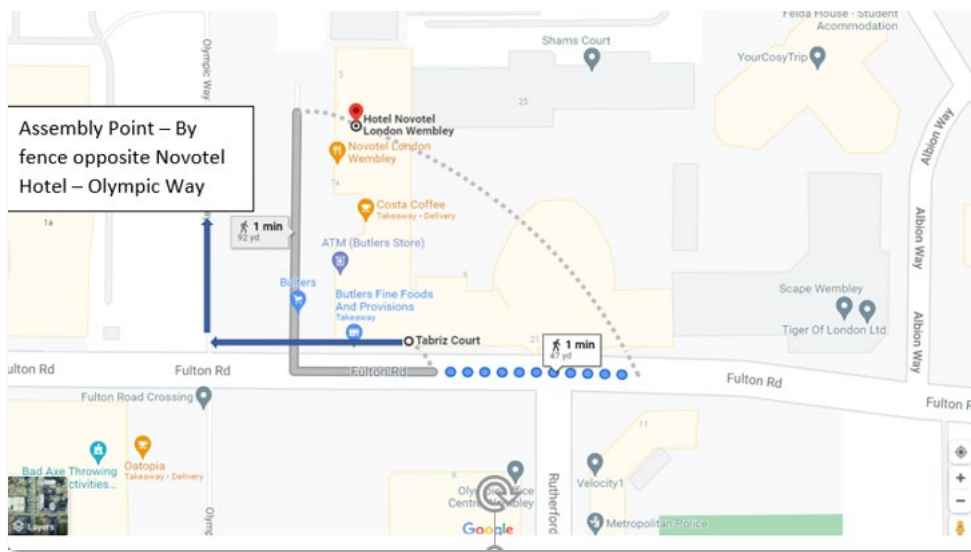
Tabriz Court and Shams Court assembly point



Shams Court evacuation route



Tabriz Court evacuation route



Further support

If you need further support, you can:

- Go to the London Fire Brigade’s website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/>
- Check our document library for your building’s letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/mybuildingdocuments/>
- 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)