

Safety in your building

26 January 2024

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

Dear residents,

Change to work schedule – Shams Court to begin work first

We've been informed by your building's owner that they will be starting external wall remediation work on Shams Court first, and Tabriz Court will now begin afterwards. Tabriz Court had originally been set to start first.

Schedule of condition surveys

Residents in Shams Court will need a schedule of condition survey to take place in the next couple of weeks. A schedule of condition is a survey of your property, with photos detailing the condition of the internal walls and balcony areas which back on to the external walls. This will protect you if there is any damage from the work such as a crack appearing in the wall. It's a really important step so please do work with us to allow us in.

Thank you to those Tabriz residents who have already given us access to their homes for these surveys. While this will now not be needed immediately, it's a good step to have done, nonetheless. For those of you who have not had your survey in Tabriz Court, we will be in touch again nearer to the start time of Tabriz Court.

Why is Shams being done first now?

Under the new Building Safety Act which came into effect last year, there is a Building Safety Regulator. The new legislation states that all buildings over 18 metres in height and/or 7 Storeys – which includes Tabriz Court – must have approval from the regulator before remediation work can begin on-site. It places additional duties on those undertaking the works. The building owner has not received these approvals, despite our chasing.

We're not able to provide Tabriz Court residents with an accurate picture of how long it will take to get this regulatory approval as we do not control this application. This application needs to be made by the Duty Holder who is the entity carrying out the works. The Freeholder will need to appoint a Principal Contractor and Principal Designer to plan, manage and monitor works. We've not yet had to get approval for any of our existing blocks we own so aren't able to share our direct experience. The regulator does advise that this is an eight-week process. However, we expect it will take longer than this – maybe even up to double that time. The Building Safety Regulator will require extensive information is provided by the duty holders.

The Freeholder HEB has identified that Shams Court is below 18 metres in height. The Building Control body acting for the Freeholder has submitted a Building Control Notice and works can begin within five days of this notice. While this is not ideal for residents in Tabriz Court as you thought work was starting on your building, the fact that the work on Shams can start is still positive as it means that there will still be an operational site with workers carrying out remediation. It is much more difficult to stop a

The Hive
22 Wembley Park
Boulevard
Wembley
HA9 0HP

www.sng.org.uk
[customerservice@
networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)
0300 373 3000

A summary of this letter

Shams Court will be starting remediation first instead of Tabriz Court. This is because the building owner did not yet receive the necessary permission from the new Building Safety Regulator to start the work.

Tall buildings over 18 metres like Tabriz Court are included in the new Building Safety Act.

We'll need access to residents homes in Shams Court to survey your home, which will protect you in the event of any damage.

A reminder

Your building's fire strategy is currently

**simultaneous
evacuation,**

which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

project completely and then get started again as the contractor may not have enough people for the work at that time.

Next steps

We're expecting to receive an updated programme from the building owner and will share any further relevant information with you when we get it. Thank you all again for your continued patience and understanding on this project, and for those who have already allowed us access for surveys. We will continue to work on your behalf with the building owner to get the work started.

Further support

If you need further support, you can:

- Check our document library for your building's letters and documents:
<https://www.networkhomes.org.uk/tabrizshamsbuildingsafety/>
- 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)