

26 April 2024

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

Dear residents,

Case Management Hearing

On 22 April, we had a case management hearing regarding our application to the First Tier Tribunal for a remediation order and the remediation works taking place at Tabriz Court and Shams Court.

In submissions for and during this hearing, we received information regarding the work from the contractor Hycgan and the freeholder HEB Assets. The main points are below:

Shams Court

- Fifteen per cent of materials have been removed from Shams rear elevation, with new cladding material installation to begin later this month.
- They estimate that Shams' external wall remediation will be complete within the next six months.
- Further defects have been discovered within the external wall while the remediation work is taking place – we've not been told what these further defects are and are requesting further details. We don't believe there is any additional cause for concern as the fire strategy for the building remains the same, but will of course update you if our position changes following receipt of further information.

Tabriz Court

- They are still waiting for building control approval for the work at Tabriz (as previously advised, because Tabriz is a 'higher-risk building' it is subject to a different approval regime to Shams).
- There is no update on timelines for when work at Tabriz will begin.

Please note, all of the above information has been received from the contractor or freeholder, therefore we cannot confirm the accuracy of things like expected completion dates.

Next steps

The tribunal has stated that there will be another case management hearing in September 2024. The tribunal has stated that they expect the freeholder to take 'reasonable efforts' to keep us updated on progress of the works.

As always, we will keep you updated and share relevant information we receive from the freeholder or managing agent. Previous updates on the tribunal can be found here:

www.networkhomes.org.uk/tabrizshamsbuildingsafety/. Get in touch with if you have any questions, on customerservice@networkhomes.org.uk.

Kind regards
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A summary of this letter

Following information received at a tribunal hearing, progress is being made on external wall remediation at Shams Court and is expected to finish within six months.

There's not yet a start date for Tabriz Court, as the building control process has not yet been passed.

A further hearing will take place in September to check in on progress.

Reminders

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.

A reminder

Please ensure yourself and your household do not access the scaffold for any reason as this is a health and safety hazard. Accessing the scaffolding is a trespassing offence.