

## Safety in your building

31 May 2024

Bedwell House,  
Stockwell Park Road,  
Stockwell,  
SW9 0UH

Dear residents,

### Investigating your building's external wall system

We're writing to you about some investigations which we want to do into your building's external wall system. We've explained further down why we want to carry these out and why we're writing to you now. At the moment, we believe we'll be able to start investigating your building between **April 2025 and March 2026**.

#### Why are we carrying out external wall investigations?

Following the tragic fire at Grenfell Tower, the government wrote to all building owners and asked them to look into their tall buildings – over a height of 18 metres, which is about seven stories. Since then, we've been investigating the external wall systems of all our tall buildings. We've been making sure that the cladding, insulation, render, tiles and any other part of the external wall is up to government standards and has been installed correctly. We have found some instances where there are issues with our buildings and so are also remediating those buildings.

#### Why are we writing to you now?

The government then asked us to look at buildings below 18m and so we have been carrying out investigations into shorter buildings. Your building fits into this category – it is above 11m and below 18m, but we have a lot of buildings to investigate. We've therefore prioritised all of our buildings below 18m based on the government's risk appraisal tool, and a number of internal factors. We therefore have placed your building in our medium low priority category – we're scheduling this already and are hoping to start investigating your external wall between April 2025 and March 2026.

#### What if you find an issue when you do the investigation?

While your buildings will still not be investigated for some time, we thought it would be useful to explain what happens afterwards:

- Our fire engineer will let us know that no remediation is required to your building's external wall system. They'll then issue an EWS1 form (EWS - external wall system) which certifies the fire risk at your property and can sometimes be a requirement of lenders.
- **or**
- Our fire engineer will let us know that remediation is required. We will then work to put together a remediation plan, appoint a contractor, determine a course of funding and keep you updated along the way. After the remediation is complete, our fire engineer will then be able to issue an EWS1 form.
- If remediation is needed, we will see if we can make an application to the government's Cladding Safety Scheme, which can help to fund some type of remediation work for buildings over 11m and below 18m.

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#### **A summary of this letter**

We're following guidance from the government and will need to investigate the external wall system of your building. We expect this to take place between **April 2025 and March 2026**.

We'll write again in March next year.

- Once a plan for the works has been agreed, start dates are confirmed and a funding plan is in place, we will be able to issue a 'lender letter' containing the information. This can sometimes mean you can sell your home before work has finished and you've received an EWS1 form.

### **What can you do in the meantime?**

It's always a good idea to know what to do in the event of any emergency. We therefore recommend speaking to all members of your household about what to do, and what your building's fire strategy is. You will be able to find these on fire notices around your building, especially near entrances, exits and lifts. You might also want to go over basic fire safety advice, especially with younger children. In the meantime, you can also:

- 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/>
- 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/>
- Get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

We'll write again in March next year to let you know how we've progressed on the investigations which need to take place before yours. This will mean we can hopefully give you a more accurate timeframe of when you can expect your building to be investigated.

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)