

## Safety in your building

30 August 2024

Blanche Court and Larkspur Court,  
Rectory Park Avenue,  
Northolt,  
UB5

Dear residents,

### **Building Safety Regulator application submitted for Larkspur Court**

We last wrote to let you know that Larkspur Court required approval of our plans from the Building Safety Regulator (BSR) before we can start remediation on-site. We had hoped this would be submitted slightly earlier in either June or July, but this was submitted last week. We are now awaiting approval from the regulator.

#### **How long will approval take?**

This is our first submission to the new BSR regime, which came into effect in April 2024. It has been reported in sector media that the regulator is experiencing delays, so we are not able to confirm when we will receive approval. Here's an article which discusses the delays: <https://www.constructionnews.co.uk/buildings/building-safety/clc-steps-in-as-regulator-admits-building-control-delays-06-08-2024/>.

#### **What about Blanche Court – will that start without Larkspur?**

Blanche Court does not need approval from the BSR before work can begin, as it is below 18 metres and the BSR only needs to approve projects on buildings over 18 metres. However, Blanche does need approval from the building control team at Ealing Council and we are working through that process at the moment.

Regardless of which building receives approval first, at the moment we are planning on the on-site remediation beginning together. This will be a more efficient use of time, effort and money to have everything happening at the same time. We also recognise that the work will be disruptive to you once it begins, and so we want that disruption to take the shortest time possible – this means remediating both buildings at the same time.

At the moment, **we are not expecting work to begin on-site before November 2024**. If this changes either earlier or later, we will write again and let you know. Once again, I'd like to thank you all for your patience as we progress this matter.

#### **Further support**

We work on a three-month update basis, so you can expect to hear from us every three months or sooner if we have something confirmed which we need to tell you.

If you need further support, you can:

- We understand building safety works can be frustrating and take time to resolve, however we ask that you still treat our staff with respect as they are trying to get the issues at your building fixed. You can read more about how we want to respect each other in our service charter:

<https://www.networkhomes.org.uk/your-home/service-charter/>

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

We don't expect remediation to start on-site until November 2024 at the absolute earliest.

We need to wait to receive approval from the Building Safety Regulator for Larkspur Court, and Ealing Council for Blanche Court. This may take some months to receive.

#### **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.

- Check our document library for your building's letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/rectorybuildingsafety/>
- Get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

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