

5 November 2024

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

Dear residents,

Delay to Building Safety Regulator approval – likely end of the year

We last wrote to you in August to let you know that we had completed our submission to the Building Safety Regulator (BSR), in order to receive approval for the upcoming external wall remediation project to Larkspur Court. Our Building Control Application (reference BCA01937Y2J1) was validated on the 20 August 2024.

The BSR has since written to us to let us know that they are experiencing a lot of delays and have said they will need an extension to the expected response date. Realistically, we are now looking at **a response from the BSR being received towards the end of the year**, and this could even stretch into 2025 if the delays continue. We will continue to share any updates we receive from the BSR with you. You can read some information about the delays here:

<https://www.insidehousing.co.uk/news/news/capacity-must-increase-at-building-safety-regulator-as-sign-off-delays-causing-real-problems-lawyer-says-88712>.

As a reminder, Blanche Court does not need regulator approval, but the work to both blocks will begin together. Once we receive the approval, we will need a few weeks to finalise all the logistics before we can begin work on-site.

Fire alarm test

A reminder that the fire alarm is serviced every six months to ensure it is in good working order. The next service is due February / March 2025, we will write to you closer to the time with a specific date and to arrange appointments so the engineer can check the detectors in your home. We appreciate your co-operation in providing access for these very important checks.

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:

- 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/>
- 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 if you have any questions.

Kind regards

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A summary of this letter

The Building Safety Regulator has let us know that they need an extension to review our application for the work needed at Larkspur Court.

We don't expect a response until the end of the year. Once approvals are received we will work with our contractor to commence works asap.

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.