

Safety in your building

25 February 2025

Grand Union Heights,
Northwick Road,
Alperton,
HA0

Dear residents,

Scaffolding expected to start early-mid March, plus lender letter issued

We last wrote to you before Christmas and outlined the work we expected to take place in January. You may have seen some of the team out and about around Grand Union Heights over the last few weeks, as we've been preparing for the start of the project. Please see below an outline of the progress we are making towards that:

- **Meet and greet the contractor:** We're working with United Living to confirm dates for a meet and greet – we expect this to be in mid-late March.
- **Balconies and terraces:** We've already been contacting those residents who have a lot of items stored on their balconies. Thank you in advance for those of you who are working with us to get these items moved inside or stored elsewhere.
- **Site set up:** We expect site welfare facilities to be delivered in mid-late March.
- **Scaffold:** The scaffold design has now been finalised and we expect the scaffold to begin being put up on-site in early-mid March.
- **Schedule of Condition surveys:** We will begin contacting you over the next couple of weeks to carry out a survey on your property. This is to protect you in the event that your home is damaged during the works, so that you have documented proof of the condition your home was in before the damage. Please work with us to find a date where we can come to your home.

Lender letter

We are now in a position to share a 'lender letter' with you. We have included it below so you can have a read of it, and have also uploaded it as a single pdf document that you can share with lenders here: <https://www.networkhomes.org.uk/media/22132/20250225-grand-union-heights-lender-letter-sent.pdf>.

Some lenders have agreed to updated guidance on EWS1 forms (forms that certify the risk of a building's external wall system). They have stated that they will be willing to lend on a property without an EWS1 form, if they are provided with an outline of the work required, which includes the start and finish dates, and a fully funded plan. You can read more about this on the UK Finance website here: <https://www.ukfinance.org.uk/policy-and-guidance/guidance/joint-statement-cladding>.

This means that for those of you looking to sell or re-mortgage, you can get started on that process now and you won't have to wait until the project is completed and you receive an EWS1 form. Of course, this is not a guarantee that a lender will lend on your specific property, however we have seen properties sell already at other buildings where we did not yet have an EWS1 form.

A summary of this letter

We now expect the scaffold to begin being built on-site in early-mid March. We'll also be delivering welfare cabins and other site facilities from mid-late February.

We have put together a lender letter, which might allow residents looking to sell, staircase or remortgage, to do so before you receive an EWS1 form.

We've included the lender letter on page 3.

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.

The following lenders have agreed to the updated EWS1 form guidance:

- Barclays Bank
- HSBC
- Lloyds Banking Group
- Nationwide Building Society
- NatWest
- Santander.

Further support

If you need further support, you can:

- 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/>
- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- 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/>
- 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/guhbuildingsafety/>
- 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)

25 February 2025

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To whom it may concern,

1-108 Grand Union Heights, Northwick Road, Alperton, HA0 1LB/1LF – external wall remediation

Please find the below information relating to the required remediation work to the external wall system at Grand Union Heights, for the attention of lenders. These are the typical questions asked by lenders when looking at whether to lend on a property which may be affected by external wall issues.

1. Has there been a review of the building, commenting on external wall in relation to fire safety being carried out in accordance with the latest government advice?

Yes, a review has been carried out by a qualified fire engineer, which has identified issues within the external wall system.

2. Did the review result in any remedial works being required to the building?

Yes, work is required to replace red and white High Pressure Laminate (HPL) cladding panels, insulation, timber cladding and balcony decking.

3. Have the works been completed/commenced?

Work will begin on-site in March 2025 and is expected to complete by Summer 2027.

4. Will any costs be passed on to the leaseholders?

Leaseholders will not have to contribute to the remediation of the above issues in the external wall system.

5. What is the current rating stipulated on the EWS1 form for this block?

Once the work is completed, the EWS1 form rating will be B1.

6. Who will be issuing the revised EWS1 form when the external works are completed?

The EWS1 form will be issued by fire engineering firm CHPK. Further information on CHPK can be found on their website: <https://www.fire-engineer.co.uk/>. The form will be posted on the FIA Portal once it is available: <https://www.fia.uk.com/>.

Kind regards

Graeme Manley
Head of Building Safety