

Safety in your building

25 February 2025

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

Dear residents,

Tribunal outcome due in March

We last wrote to you regarding the two tribunals taking place in regards to Tabriz Court and Shams Court. These were scheduled in January and we wanted to share a quick update with you.

Tribunal hearing regarding remediation order

The tribunal hearing was vacated given that progress is being made on Shams Court, with a revised completion date of March 2025 and the application for Tabriz Court is still currently with the Building Safety Regulator (BSR). Remediation at Tabriz Court cannot begin without approval from the regulator and they are still experiencing significant delays processing applications.

The latest update from the freeholder and Principal Accountable Person, HEB Assets, was that no further updates had been provided by the BSR. To note, SNG is having similar delays on another external wall project where we are responsible for the external wall system. As such we have agreed to a stay in the proceedings until June 2025, when a further hearing will take place.

Tribunal hearing regarding service charges including insurance

The tribunal hearing took place as planned and we presented our case. Thank you to those residents who shared their experience of how they have been impacted by the situation, we really value that you took the time to write to us about this. We have been informed that we can expect a decision on this in March. We will let you know once we have an update.

Remediation of Shams Court

The Freeholder has identified that works are progressing on Shams Court. We had expected works to complete in December 2024, however due to issues with unforeseen works, material deliveries and bad weather, this was delayed. The contractor's latest update suggests works are still on track to complete by end of March 2025.

We have requested confirmation from the freeholder for a date when we will receive an EWS1 form and a date for the revisit of schedule of condition surveys that took place prior to construction works.

The contractor is in the process of replacing balcony decking to satisfy the requirements of the fire engineer. Please ensure you remove all personal items from balconies to enable these works to take place. Anything left on balconies will be removed. We thank you all for your patience whilst these essential works are undertaken.

The Hive
22 Wembley Park
Boulevard
Wembley
HA9 0HP

www.sng.org.uk
[customerservice@
networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk)
0300 373 3000

A summary of this letter

The hearing on remediation of Tabriz was vacated as there are still delays at the regulator on Tabriz and Shams works continues.

The hearing on service charges including insurance took place and we anticipate an outcome from the tribunal in March.

Remediation at Shams Court is expected to finish in March 2025.

We'll write again when we have another update.

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.

Further support

Check our document library for your building's letters and documents at <https://www.networkhomes.org.uk/tabrizshamsbuildingsafety/>. And 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)