

21 March 2025

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To whom it may concern,

10 Maitland Road, E15 4GH and 110 Romford Road, E15 4EH – external wall remediation

Please find the below information relating to the required remediation work to the external wall system at 10 Maitland Road and 110 Romford Road, 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 timber cladding and cavity barriers.

3. Have the works been completed/commenced?

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

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 Kiwa. Further information on Kiwa can be found on their website: <https://www.kiwa.com/en/>. 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