

## Safety in your home

29 July 2020

Tan House, Aldermans House, Upton House, Hamella House, Sadler Place,  
Ward Lane, Kenworthy Place  
Homerton  
E9 5QQ

Dear Resident,

### Investigation of building safety issues and EWS1 form

As you'll know, we replaced the grey cladding on your building last year, following the government's guidelines. Since then, there have been some updates to the government guidelines and we are following those, which may require further work to be done on your building.

Some of this information was included in an update which was sent to Hamella House at the end of June – we apologise for not sharing with you all at the time. You can view that letter here:

<https://www.networkhomes.org.uk/media/9629/20200622-hamella-house-ews1-form-final.pdf>.

### Removal of cladding

When your block was completed, it was signed off by Building Control and the Building Warranty provider. These are independent bodies and we rely on their sign-off during our quality management process. After Grenfell, government advised that landlords should identify buildings which had the same type of cladding known as aluminium composite material (ACM).

The government provided a fund for the removal of ACM cladding on buildings over 18 metres. Your building is below 18 metres, but as we had identified that the grey cladding on your external walls was ACM cladding, we decided to replace the cladding and we completed this last year.

### Other cladding on your building

Since then, we have done investigations on other areas of your building. The blue cladding at the top of buildings is a fibreglass type cladding. We have found installation issues with missing or poorly installed cavity fire barriers behind this cladding and we are investigating this with the contractor and building warranty provider. If these investigations show work is needed to sort the issue, we plan to pursue the contractor or warranty provider for the cost.

The building warranty provider has appointed a Chartered Fire Engineer to advise us on this investigation. They are complex and may result in further work needed on site. We'll be liaising with the warranty provider and fire engineers and this will take time, as we decide on the best plan for these issues. We expect to be able to update you with more information in two months (from the date of this letter) as talks are proving to be complex. We appreciate your understanding as we try and resolve this complex issue on your behalf.



# Network Homes

The Hive  
22 Wembley Park Boulevard  
Wembley  
HA9 0HP

[www.networkhomes.org.uk](http://www.networkhomes.org.uk)  
customerservice@  
networkhomes.org.uk  
0300 373 3000

#### We've moved to a new Wembley Park head office!

Our new address is:

The Hive,  
22 Wembley Park Boulevard,  
Wembley,  
HA9 0HP.

Please update your records  
with our new head office  
address and ensure you use  
the new details if you need  
to get in touch or send any  
documents to us in the post.



On Monday 27 July, we carried out a site inspection with the original contractor and the fire engineers. Following this inspection, we expect a formal response from them over the coming weeks and this will determine what the plan of action is going forwards.

**EWS1 form and lender requirements**

In December 2019, an 'external wall system' (EWS1) form was introduced which aims to give lenders the confidence to lend on buildings above 18 metres, or those below 18 metres where there is a specific issue. Until we have resolved the issue with the blue cladding, we will not be able to issue an EWS1 form. This could mean that a form is not available until after work to repair any issue with the blue cladding is finished. We will follow the advice of the fire engineer who will let us know when we will be able to provide a form.

If you are looking to remortgage or sell your property, we recommend you share this letter with your mortgage lender/purchaser.

I hope this clarifies the matter and answers your questions.

Thank you for your understanding in these circumstances.

Kind regards

Raj Gandecha

Head of Resident Management (Building Safety)