

## Safety in your building

24 May 2024

9-19 Robsart Street and 1-11 Thornton Street,  
Stockwell,  
SW9

Dear residents,

### **Scaffold expected to be removed over next 7-8 weeks**

As you'll have seen, much of the scaffolding around the building has already been removed. We estimated it would be removed by the end of this month but we're now looking at the remaining elevations having the scaffolding removed over the next 7 - 8 weeks. This depends on the last few remaining repairs required and the weather. The project has not been without some technical difficulties which has contributed to most of the delays, there has also been a lot of additional works required, that have been picked up along the way by the team to the benefit of the building.

### **Remaining repairs**

The significant wet weather we have been having has had an impact on the remaining repairs, which have also slowed down the scaffold removal.

### **Zinc panels**

There was a slight delay agreeing an acceptable repair to the zinc panels – we've included a picture below of the accepted way forward with the zinc repair. We're carrying on with completing the zinc repairs, which will allow the remaining scaffolding to come down.



### **Rendering**

There are also some minor aesthetic works to be carried out to the render. The terrible weather experienced during the rendering works caused tide marks around the external wall elevations of the building. The work to clean these will be carried out from high level access equipment once the scaffold has been removed from the buildings.

### **Roof and other works**

We're carrying out some repairs to the waterproof roof membrane of 17 Robsart Street – some of the damage was caused by BBQ embers burning through the roof membrane and allowing water to ingress into the insulation below. It is therefore imperative that residents **do not use BBQs on balconies or roof terraces**. We have advised SW9 Community Housing of this damage and will be monitoring the estate more closely going forward regarding the use of BBQs and taking any appropriate further action.

These works will also encompass the replacement of the Automatic Opening Vent (AOV) at the top of the stairs in 17 Robsart Street which I know has been a long-standing issue for residents. This system, which manages ventilation in communal areas, will be removed and rebuilt to include an enhanced

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### **A summary of this letter**

Due to the excessive wet weather, we're not as far forward on removing the scaffold as we would have liked. We now expect to have removed it in 7-8 weeks.

We're carrying out a number of other repairs around the building, including repairs to the roof caused by a barbecue. **Please do not use BBQs on balconies or terraces.**

Higgins has advised they will be carrying out some internal firestopping works – timescales are yet to be agreed.

### **Reminders**

Your building's fire strategy is **simultaneous evacuation**, so you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

Please ensure yourself and your household do not access the scaffold for any reason as this is a health and safety hazard. Accessing the scaffolding is a trespassing offence.

waterproofing detail. The internal areas around this part of the roof will also be made good as part of the works.

SNG continue to work with Higgins regarding the internal compartmentation works and fire doors to agree the scope of the remediation works. We are still discussing with Higgins when these works can be completed and will inform residents when we have agreed this with Higgins.

### **Simultaneous evacuation strategy**

This leads on to the existing temporary fire strategy, which is currently **simultaneous evacuation**. This strategy will remain in place until these other issues have been resolved.

### **Looking Forward**

The completion of the external wall works is imminent, and as soon as the works have been completed, we will write to residents advising the EWS1 form has been issued and where you are able to obtain a copy. SNG will also be in receipt of the FRAEW (Fire Risk Assessment External Walls) which is now a requirement. We're expecting to receive the EWS1 form over the summer.

SNG would like to take this opportunity to thank all residents for their cooperation and understanding during these works and ask that you bear with us for just a little longer while we conclude the remaining works bringing the external wall works to a satisfactory conclusion.

### **Further support and info**

Here's some useful information and support which may be helpful to you:

- 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 out the documents we've sent: [www.networkhomes.org.uk/robsart2buildingsafety/](http://www.networkhomes.org.uk/robsart2buildingsafety/)
- And get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

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