

## Safety in your building

24 May 2024

Cumnor House, Helmi House and Lidcote House,  
Robsart Street,  
Stockwell,  
SW9

Dear residents,

### Internal and external remediation project update

When we last wrote to you about the external wall remediation, we said we were expecting scaffolding to begin to be removed in May/June. This is now realistically looking more like taking place in June/July.

#### Scaffold removal – new estimated dates

Works are still taking place to the upper levels of Lidcote and Cumnor, which have a more complicated balcony arrangement than that of the lower levels. We expect this work will be concluded in the next few weeks, which will then allow scaffold to be taken down over the coming months. Higgins has advised us that scaffold could start to be taken down at both Lidcote and Cumnor during June and July.

Following closely behind this will be Helmi House, where scaffold is expected to be taken down during July and August. It may be necessary to retain some of the scaffolding in localised areas so that some of the panels adjacent to the stairwells can be accessed and replaced. There has been a delay specifically with these panels which we are working with Higgins to resolve.

#### Internal firestopping, fire door and other works

Higgins has completed the majority of the firestopping work within Helmi House and the basement carpark. They have now started making good the area.

Higgins have said to us they will undertake the same works in Lidcote and Cumnor, however the timeline and approach is still to be agreed. We will write to residents of Lidcote and Cumnor House to explain the works that will be undertaken and the estimated timeline for this.

#### Simultaneous evacuation strategy

The fire strategy will remain a temporary simultaneous evacuation until the building's internal issues have been resolved. Upon hearing the fire alarm, you must evacuate the building.

We have asked Higgins to complete additional works to the Automatic Opening Vent (AOV) system where it is understood that there are long standing issues with water ingress. This is the system which manages smoke ventilation in the communal areas. We hope (weather permitting) to do this week commencing 3 June. The internal areas of the stairwell will also be made good.

#### Looking Forward

In the coming weeks following the completion of the external wall works, the EWS1 form will be issued and an FRAEW (Fire Risk Assessment External Walls) provided.

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

We're now expecting scaffold to begin to be removed on Lidcote and Cumnor in June/July, with Helmi following in July/August.

Higgins has advised they will be carrying out some internal firestopping works in Lidcote and Cumnor – timescales are yet to be agreed. Helmi House firestopping is nearly complete.

#### **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.

We would like to take this opportunity to thank all residents for their cooperation and understanding during the external wall remediation works and ask that you please bear with us while we conclude these works for a little while longer.

### **Further support and info**

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

- 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: [www.networkhomes.org.uk/robsart1buildingsafety/](http://www.networkhomes.org.uk/robsart1buildingsafety/).
- Please email us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

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