

## Safety in your building

6 December 2024

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

Dear residents,

### **EWS1 form available, plus Cumnor/Lidcote internal works next year**

I am pleased to be able to confirm that the external wall system remediation is now complete. Our fire engineer KIWA has carried out a site inspection and has now issued an EWS1 form (EWS – external wall system). This certificate confirms that your building has been rated as ‘B1 – the fire risk is sufficiently low that no remedial works are required’.

For those of you who have been looking to sell or remortgage, we hope that this will help you to do so. And for all of you, we hope this provides you with the peace of mind that the fire risk is sufficiently low.

### **Where can you find the EWS1 form?**

The forms are on our website at [networkhomes.org.uk/robsart1buildingsafety](https://www.networkhomes.org.uk/robsart1buildingsafety) and we have linked them below. We’ve also included a cover letter which can sometimes be a requirement of lenders:

- Cumnor House – EWS1 form:  
[https://www.networkhomes.org.uk/media/21880/ews1\\_22739\\_04-robsart-1-cumnor-house-signed.pdf](https://www.networkhomes.org.uk/media/21880/ews1_22739_04-robsart-1-cumnor-house-signed.pdf)
- Helmi House – EWS1 form:  
[https://www.networkhomes.org.uk/media/21882/ews1\\_22739\\_06-robsart-1-helmi-house-signed.pdf](https://www.networkhomes.org.uk/media/21882/ews1_22739_06-robsart-1-helmi-house-signed.pdf)
- Lidcote House – EWS1 form:  
[https://www.networkhomes.org.uk/media/21881/ews1\\_22739\\_05-robsart-1-lidcote-house-signed.pdf](https://www.networkhomes.org.uk/media/21881/ews1_22739_05-robsart-1-lidcote-house-signed.pdf)
- Cover letter for Cumnor House, Helmi House and Lidcote House:  
<https://www.networkhomes.org.uk/media/21879/22739-robsart-street-1-ews-cover-letter-signed.pdf>
- Fire industry Association (FIA) portal, where lenders can search for EWS1 forms: [https://buildingsafetyportal.co.uk/search\\_forms](https://buildingsafetyportal.co.uk/search_forms).

### **Internal works to Cumnor House and Lidcote House**

As part of our project to remediate the issues we had found in the external wall system, we also carried out some investigations internally. This was to check if the firestopping works, which slows the spread of fire and smoke between flats and between floors, was in place as expected.

We wrote to you at the time to let you know we had found some issues that we will need to resolve. Last year we installed a fire alarm to replace waking watch that were patrolling in the interim

The Hive  
22 Wembley Park  
Boulevard  
Wembley  
HA9 0HP

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

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

The EWS1 form has been issued. This should help you sell or remortgage your property.

The form has certified the fire risk at your building as ‘sufficiently low that no remedial works are required’.

We’re still working on agreeing the details for internal firestopping work we need to carry out – we expect it to start next year.

We’ll write again when we have some confirmed details to share.

#### **A reminder**

Cumnor House and Lidcote House’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.

Helmi House’s fire strategy is **evacuate only the flat where a fire has broken out, and the neighbouring flats.**

**Next steps**

Higgins have completed the works needed at Helmi House. We are still in discussions with Higgins about when they will complete the works needed at Lidcote and Cumnor House. We don't have a start date for the works yet but expect that to be next year. Higgins will also need to submit a building control application to the Building Safety Regulator which now oversees higher risk tall buildings.

We will write and share more information as soon as it is available, and if necessary we'll hold another resident webinar so you can ask us any questions you have. We're writing now to remind you that this work still needs to take place, and to reassure you that we are still working on agreeing the requirements so that we can complete the work.

I'd like to thank you all for working with us on completing the external remedial work to your buildings. I know for many of you it has been unsettling, stressful and disruptive time. We could not have completed the work without your cooperation and so again, I would like to express my thanks to you all, and wish you well going forward. Get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)