

Safety in your building

12 December 2024

Luma Apartments,
Central Way,
Park Royal,
NW10

Dear residents,

Stairwell firestopping works to take place early 2025, plus tile trial update

We expect to carry out some works to the stairwell early next year. This is to ensure there is to replace the existing plasterboard with a compliant solution to slow the spread of fire or smoke in the event of an incident.

Stairwell work

This work to the stairwell will be disruptive and may take approximately 12 weeks to complete during which time we would recommend you use the lifts. If you are considering having large items delivered or are moving home, please reach out to us so we can take this into account when scheduling the works. Once we have all the details confirmed, we will write again in the new year.

Tile trial

We last wrote to let you know that we would be carrying out a trial of a potential solution to the tiles becoming loose. The outcome of the trial has been positive and Durkan are now working with the tile manufacturer and their design team to prepare detailed designs. The proposed solution is to insert an additional fixing screw next to each tile to lock them in place. This is a significant positive step forward, as you'll know we have had some difficulty agreeing on how this issue will be resolved.

It may still take some months to agree the final designs, and obtain the relevant approvals, order parts and mobilise. Once the above has been completed and we have a programme of works and start date, we'll get in touch again with further information. We will hold a further webinar to advise you of the works, the likely duration and impact.

If you have any questions, please get in touch at customerservice@networkhomes.org.uk. You can check our previous documents at <https://www.networkhomes.org.uk/lumabuildingsafety/>

Kind regards

Raj Gandecha
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A summary of this letter

We'll be carrying out some firestopping work to the internal stairwell in the new year.

We also had a positive outcome to the tile trial we carried out and Durkan are now looking to agree the details of the project.

We'll write with further information on both of the above when we know more.

A reminder

Your building'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.