

Safety in your building

12 August 2020

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

Dear Residents,



The Hive
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Wembley
HA9 0HP

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0300 373 3000

Remediation work needed at Lidcote, Cumnor and Helmi House

Following our building safety investigations, we carried out earlier this year, I'd like to update you on some of our findings and on what happens next.

We have identified some defects in the buildings which will need to be remediated. There are some missing cavity fire barriers behind aluminium cladding and around windows, plus lack of fire stopping around extract ventilation – this should be there to stop fire spreading from one flat to the next and one floor to the next. There are also some areas where insulation is missing or incorrectly fitted. Our fire engineer has advised us that these issues are not serious enough to need a change in your fire evacuation strategy and you will not need a waking watch.

We are currently putting together a full plan for the remediation works and will get in touch with you again when we have a confirmed start date.

A reminder then, your fire evacuation strategy will remain as **stay put** - you should only leave the building if you are affected by fire or smoke.

What to do if there is a fire inside your flat?

- Evacuate immediately using the nearest staircase as indicated by the fire signage within your block. **Do not use the lift.**
- Do not pack or bring any possessions with you.
- Close all doors behind you when leaving your flat and the building.
- Call 999.

Please speak to all the members of your household and ensure they know what to do in the event of a fire.

Items in communal areas and on balconies

Please ensure **no items are stored in communal areas** and escape routes are clear. We have a zero-tolerance approach and personal items left in the communal areas will be removed. Flammable items such as BBQs and gas bottles should not be stored on balconies. These need to be removed immediately, as this is treated as a breach of your tenancy/lease.

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 issues which need remediating, we will not be able to issue an EWS1 form. This could mean that a form is not available until after work to repair the issues 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.

Frequently asked questions and webinar

We realise that you may have further questions regarding the work. We'll be hosting a webinar online, where we'll give you a presentation on the project and you'll be able to ask us questions. This will be hosted on Microsoft Teams – we're just finalising the date and will let you know nearer the time. We're expecting it to be in mid September.

If you want to ask any questions, then please contact SW9 on **0207 326 3700** or Leasehold.Enquiries@Sw9.org.uk.

Yours sincerely

Raj Gandecha
Head of Resident Management (Building Safety)