

Safety in your building

4 December 2020

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

Dear residents,

Webinar on 8 December and progress update on building safety work

We'll be holding a webinar on **Tuesday 8 December at 6pm** – it will last for an hour. During this webinar, we'll give a presentation covering the below updates and you'll be able to ask us any questions you may have.

If you have questions or queries about other matters, please get in touch with us in the usual way so we can dedicate this time to answering your queries on building safety.

Technology details

As before, we'll hold the meeting on Microsoft Teams – you do not need to have a paid Microsoft account to be able to access this webinar. You can either download the Teams App or watch within your browser. You'll be able to hear and see us, but your camera and microphone won't be switched on. You'll be able to ask us questions through a dedicated chat function. If you have trouble getting access to Microsoft Teams, please email charlotte.blackburn@networkhomes.org.uk.

How to access

Click on the link in the purple box, which will take you to a webpage where you'll be able to access the meeting and Slido link. Please click on the Teams link a couple of minutes before the meeting starts on the 8th. This will give you time to login or download Teams if you need to.

Submit a question beforehand

If you'd like to submit a question, you can do so on Slido. Simply visit [slido.com](https://www.slido.com) and enter the meeting code #15622. You'll be able to ask questions on Teams during the webinar as well.

Progress update

We've been asked for an update on the progress at Robsart Street, in part due to findings from the Grenfell Tower Inquiry Phase 2 which are taking place at the moment.

We're still working hard to reach an agreement with the original contractor of your buildings. We met with them again on 1 December and they are continuing to positively engage with this matter, but liability for the work has not yet been formally accepted. We expect that we will not reach a formal agreement until all the issues and proposals for remediation are known.

Materials update

Below I've outlined the current position on a variety of materials on your buildings:

- **Insulated render system**

The contractor is engaging with the manufacturer to get specialist advice on the alleged defects, and for guidance on remediation options in relation to system performance fire barriers and fixings.

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0300 373 3000

[Access the meeting](#)

You can access the meeting and the link to the Slido to ask questions by visiting www.networkhomes.org.uk/buildingsafetymeetings.

- **Brickwork**

The contractor has suggested it accepts brickwork needs to be opened at sections to confirm if cavity barriers have been installed correctly around party walls and windows.

- **Aluminium cladding**

The contractor has suggested it accepts cavity barriers would need to be installed behind the cladding.

- **Kingspan insulation**

In the last fortnight Kingspan has started giving evidence to the Grenfell Tower Inquiry. There have been a number of revelations made in the Inquiry which has led to questions about the appropriateness of Kingspan insulation on high rise buildings. While the evidence so far it not conclusive, it does raise questions about fire test data that many organisations have relied upon. The contractor has been asked to contact Kingspan directly about any further information which would support the use on this building. We have also asked our fire engineers to review and advise on this. We will follow their guidance as they will be the people issuing an EWS1 form. There's also the risk of the insulation not being considered a contractual defect. Therefore, there are currently several factors which will affect what our path forward is with the insulation.

Funding update

We remain committed to pursuing all possible avenues from third parties as leaseholders having to pay is a last resort. Here's an update on the position with those avenues:

- **NHBC warranty**

NHBC has said that the building's Part E cover (for building regulation compliance) expired in April 2020. Home Damage Cover is still remaining until 2022. We have replied to NHBC as we disagree with this position and have requested other parts of the warranty policy be considered, as we believe they may be applicable in this situation. We will continue to pursue this however, we currently expect it to be more likely we succeed by pursuing the contractor.

- **Building Safety Fund**

You'll know from previous communications that we have submitted our application to the government's Building Safety Fund and are in dialogue with the Ministry of Housing. They have asked us some further questions which we are providing answers to. We are hopeful our application will be accepted and will let you know when we receive the application outcome. Our application includes all costs that were envisaged and included replacement of Kingspan Insulation to match the funding technical guidance.

Fire alarm update

Our contractor Oakray has started installing the fire alarm in communal areas and in the next few weeks this will transition to installing in flats. We understand some of you may be concerned with the thought of someone entering your home during the pandemic. This is an essential part of transitioning away from waking watch wardens and will provide you and your family with a better early warning system in the event of a fire. The installation will comply with all Covid-19 guidelines issued by Government. We request your cooperation and ask that you get in touch with us if you have any specific concerns.

If you have any further questions please do get in touch with us on **0207 326 3700** or email info@sw9.org.uk. Once we have a significant update, for example on getting a formal agreement of liability from the contractor, our fund application or the outcome of our conversations with NHBC, we will organise another webinar so we can outline the next steps.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)