

Safety in your building

15 December 2020

Cumnor House, Helmi House, Lidcote House
Stockwell,
SW9

Dear residents,

Webinar on 6 January and progress update on building safety work

We'll be holding a webinar on **Wednesday 6 January 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 and submit questions

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. This will give you time to login or download Teams if you need to. 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 #35144. This link will become **active for you to submit questions on 31 December**. You'll be able to ask questions on Teams during the webinar as well.

Progress update and start on-site

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 is currently taking place.

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.

We are still working towards starting the remediation by March 2021. This is not fully in our control, but we think this remains achievable. We will continue to keep you informed.

Materials update

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

- **Brickwork**

We are liaising with our fire engineers on the brickwork sections, but there is less concern due to its robustness as a material. We may need to open up some sections to inspect cavity barriers around windows and at dividing walls between flats.

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Access the meeting

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

- **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 several 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 replied to our application and requested specific information in order to consider the claim. We are preparing this, which will mainly be a report from our fire engineer. We will continue to pursue NHBC however as the contractor is engaging, that will be our primary focus. NHBC will only potentially step in if the contractor fails to engage.

- **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.

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)