



Network Homes

Safety in your building

3 December 2021

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

Dear residents,

The Hive
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Latest on building safety project – next letter 3 March 2022

As agreed in the last letter, we said we would write to you on this date with the latest position on the remediation project at your buildings.

Construction start date – not yet confirmed

We've not got to the point where we're able to share a specific start date yet, but we are confident that we'll be able to begin work between April and June 2022. The contractor needs to carry out some further essential investigations to finalise the remediation approach which will be carried out in early 2022 and from there, we'll be able to confirm the project start date. I know this isn't the news you were hoping for, but we remain committed to reaching the right solution and to getting started on-site as soon as practicably possible. We'll let you know when we've got the exact dates of these investigations and subsequently when we have a start date for the works to start in earnest.

Once we've confirmed the above, we will also be able to submit an amended building safety fund application to ensure the correct level of funding is requested – this is normal practice and we have done so on our other schemes.

This amendment will allow the Department for Levelling Up, Housing and Communities (DLUHC) to have the latest and most accurate information on our project, so they can make the most appropriate judgement.

We're also now finalising the remaining specifics of the remediation project, such as where the site management office will be located which will be in the community centre. Higgins are formalising a license agreement to take up occupation of space here for the duration of the works. The site compound will be in a small car park off the corner of Thornton Street. These are positive steps towards preparing for work to start on-site and we would reiterate our commitment to starting work early in 2022.

When can you expect our next letter?

Our next scheduled update is due by close of business on **3 March 2022** – I know this is quite a while away and we very much hope that we will be writing to you before this with more specific information, regarding the investigation work and confirmed start on-site date. We've got some things to iron out with the contractor and require confirmation of the funding arrangements so we can be sure our approach on the project is the correct one. We're very hopeful that we will be able to share a programme of work with you on or before that date – this is by no way confirmed yet, but it is what we are aiming for. The next three months will hopefully be enough time to get into that position where we can share the start date with you. Again, we would like to thank you all for your continued

A summary of this letter

Small investigations required by contractor in early 2022 to finalise their approach.

Amended Building Safety Fund application will then be submitted.

The site management office and site compound locations have been agreed.

We'll write again on **3 March 2022** and we're hopeful we can share the start date with you then – we're working towards that but it isn't confirmed.

engagement with us and your patience while we prepare the final details of this remediation work – you can be assured that we will get there.

Cladding panels – delivery time

I also wanted to let you know about one aspect of the project that will cause a slightly different programme than we had initially planned. Our fire engineer was happy with us removing the current cladding panels, remediating the issues behind and then putting them back on the building. However, following a meeting with building control they advised us that we would need to fit new cladding panels which comply with the current regulations as they are now, not those in force at the time the building was constructed.

We will be replacing the ‘Proteus’ cladding panels on your building with a newer version from the same company. You may be aware that there are numerous projects across London which are carrying out similar building safety remediation projects, and as such these panels are in very high demand. We therefore don’t expect them to be delivered to site until around June. While this is frustrating, we will be able to start work on other areas of the building that don’t require the proteus cladding panels so we will still be able to make progress.

Further support

If you need further support, you can:

- Go to the London Fire Brigade’s website, which is offering a free online tool which guides you through a fire risk assessment of your home (home visits are available for more vulnerable residents): <https://www.london-fire.gov.uk/safety/the-home/home-fire-safety/>
- Visit our website where we have a building safety section with lots of information and frequently asked questions: <https://www.networkhomes.org.uk/buildingandfiresafety/>
- View resources which may help: <https://www.networkhomes.org.uk/buildingsafetyresources/>
- Remind yourself of our top fire safety tips, including not using BBQs on balconies: <https://www.networkhomes.org.uk/advice/health-and-safety/fire-safety-top-tips/>
- Check our document library for your building’s letters and documents – it takes a little while to load: <https://www.networkhomes.org.uk/robsart1buildingsafety/>
- Get in touch with us on customerservice@networkhomes.org.uk if you have any questions.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)