



## Safety in your building

2 March 2022

11 and 17 Robsart Street, 1 and 7 Thornton Street,  
Stockwell,  
SW9 0BL

Dear residents,

### **Settlement reached with original developer, start on-site in April/May**

I'm really pleased to let you know we have reached an agreement with Higgins, the original building contractor of your development, regarding them returning to remediate the defects we found during our investigation of the external wall system. Some of the work required is considered 'betterment' and not defects and is therefore not the responsibility of Higgins. We have sought to reach a settlement with Higgins to avoid litigation which would result in further uncertainty and delays for you. We will include the betterment costs in our Building Safety Fund Application.

As you'll know we have been working to reach this agreement for a considerable amount of time and so this is encouraging news and represents a good outcome for all involved. This has taken longer than we would have wished because we have had to address complex legal and technical issues. I really appreciate your patience while we have worked on your behalf to get to this position and I'm glad we can now look forward to physical work starting.

#### **Start date and webinar**

Over the last few months Higgins has been on-site carrying out further investigations and working on a logistics plan, programme and method statement. As a result, it now looks likely that works will start in April/May. This is still dependant on several external factors, including the resolution of our Building Safety Fund application and the delivery of materials. We don't want to over promise on a specific date and so will write to you again to confirm the exact start date.

At that point, we'll invite you to a resident webinar so we can go through the programme, site set-up, method statement and the Building Safety Fund Agreement. You will be also able to ask us any questions you may have about the remedial work. I hope you agree that this is a positive step. I do appreciate that the wait to April/May is likely to be frustrating and I hope the explanation above helps you understand the reasons for this.

#### **Neighbouring development.**

You will also see that work on a neighbouring development will begin in June/July. This project consists of Cumnor House, Helmi House and Lidcote House and is on the other side of Park Heights, the tall tower block. The project will also be remediated by Higgins and the two sites will share site facilities such as the site offices.

#### **Building Safety Fund application**

We have informed you previously that our Building Safety Fund Application has been approved. Now that we have the Higgins position confirmed we need to re-apply for financial approval. The 'technical'

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#### **A summary of this letter**

We've reached a provisional settlement with Higgins on the remediation of the external wall and will get started on-site in April/May.

We'll confirm the exact start date and when you can expect a resident webinar very soon.

We're now waiting for the final decision on how much funding we will receive from government, based on the costs we have submitted now that we know the terms of the Higgins agreement.

We'll not be able to guarantee that you won't see any costs from this project until we have looked at some areas internally. As soon as we have any information on work required and once the government's position is made clear in law, we will let you know.

approval remains in place, meaning the Department of Levelling Up, Housing and Communities (DLUHC) agrees that this type of remediation is eligible for funding.

### **Will leaseholders/shared owners have to pay for anything?**

We're not able to absolutely guarantee that there will be no costs for leaseholders/shared owners. If we receive funding for everything we have applied for, the position on the external wall will be settled and leaseholders/shared owners will not have to contribute to it.

#### **A reminder**

Your building's fire strategy is **simultaneous evacuation**, which means you must evacuate if you hear the fire alarm, even if you think it is a false alarm.

We will also investigate some other areas of your building, mainly fire doors, while we are on-site, as we need to look at the safety of the whole building. If this shows that work is required, and they are not defects, the costs won't be covered by the Building Safety Fund or Higgins. We will let you know as soon as we have further information on this.

### **Recent government announcements**

We're sending an update about the February Building Safety announcement from government, and I want to reiterate that the situation is still very uncertain. We are monitoring the situation closely and we are also lobbying government. If this situation changes, we will contact you again.

### **Would you need to be rescued in the event of a fire?**

We've previously written to you asking whether you have any vulnerabilities which would mean you would need help to evacuate in the event of an emergency. If you've not let us know you would need to be rescued, please fill out our form on our website: <https://www.networkhomes.org.uk/building-safety-vulnerability/>.

If you've already completed this form, you won't need to do so again unless there has been a change in your circumstances.

### **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/robsart2buildingsafety/>
- Get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

Raj Gandecha  
Head of Resident Management (Building Safety)