

Safety in your building

6 September 2022

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

Dear residents,

Project update – scaffolding dates, fire door inspections and balcony usage

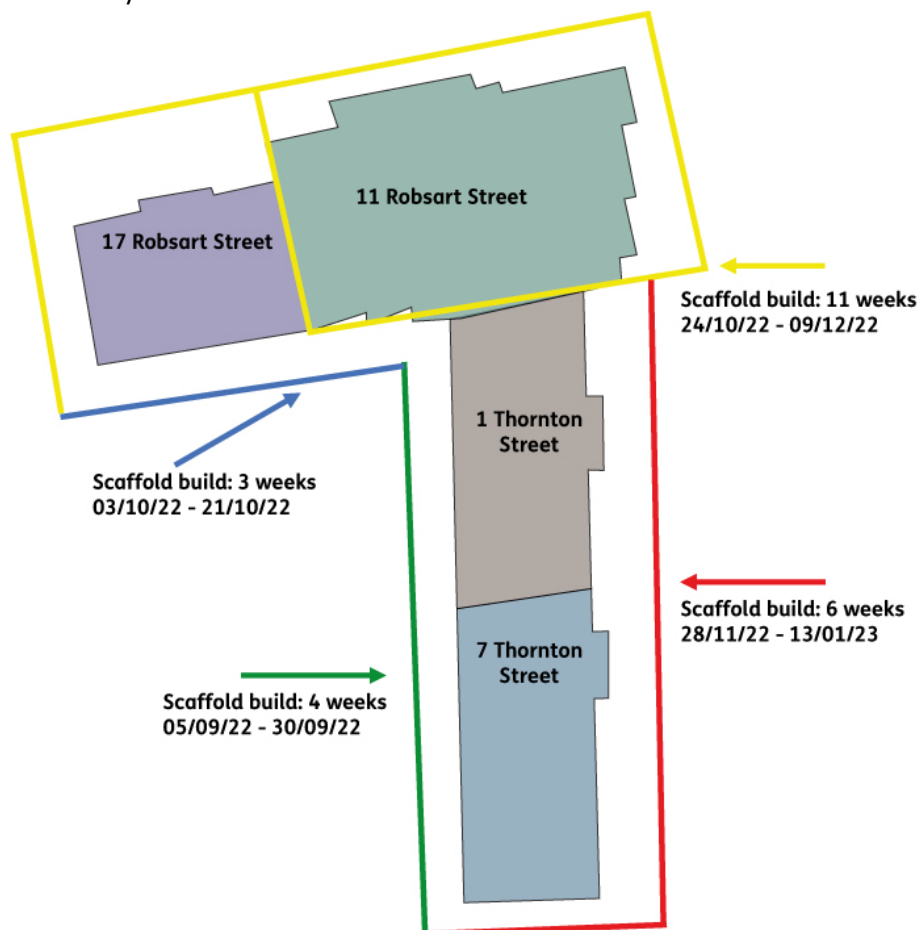
We wanted to provide you with an update on the project and answer a few queries we've had come in from individual residents.

Scaffolding slow start

We're sure you're aware that the scaffolding has got off to a slower start than expected – thank you for your patience while we've got started. We've therefore now worked with Higgins to revise the scaffolding dates. While we have started slowly, the completion dates for the scaffold build have not changed. We don't expect there to be a delay to the overall project dates as we have slightly reworked which elevations will be built in groups.

Updated scaffolding timelines

Below are the updated scaffolding timelines, still expected to finish being built in mid-January.



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A summary of this letter

We've revised our dates for building the scaffolding, as we got off to a slower start than expected. We've changed some of the dates but the overall completion for building the scaffolding is still in mid-January.

Fire door inspections will be taking place on **Tuesday 13 September**. We will require your support as our contractor Ventro will be inspecting your flat front door. Please get in touch with them if you have not had an appointment booked.

Inspections are to determine whether the correct door was used and if it has been installed and maintained properly.

We want to clear up some confusion around balcony usage while the project is ongoing. Our contractor recommends not using your balcony for safety reasons during the time when the scaffolding is up on your elevation. We will review this in the Spring as the weather begins to improve.

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.

Fire door inspections Tuesday 13 September

We would also like to let you know that we will be carrying out an inspection of the fire doors in your buildings. This includes communal doors and your flat front doors. The dates our contractor (Ventro) will be on-site to carry out their initial inspections are as follows:

- 1 and 7 Thornton Street – Tuesday 13 September, morning
- 17 Robsart Street – Tuesday 13 September, morning
- 11 Robsart Street – Tuesday 13 September, afternoon.

You may have already agreed a time with Ventro for them to come and inspect your flat front door – thank you to those of you who have already. If you have not done yet, please do get in touch with Ventro on **01752 977553**.

These initial inspections are to determine whether the correct fire doors have been installed and whether they have been installed and maintained correctly. We will write to you with the findings once Ventro share them with us.

Balcony usage during the project

We've been asked to clarify whether or not you can use your balconies while work is taking place on the building. For safety reasons, our contractor has asked that you don't use your balconies while the scaffolding is up on your elevation. I know this may be frustrating for some of you, but we wanted to be clear and of course we want to keep everyone safe. As the weather is now beginning to turn, we're hoping this will be less of an issue for you – once the weather starts improving in the Spring next year, we can revisit this with our contractor and see if this can be changed.

Further support

We'll update you every 6-8 weeks, so you can expect to hear from us around every two months or sooner if we have something of significance which we need to tell you.

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 if you have any questions.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)