

Safety in your building



23 October 2023

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

Dear residents,

Project now expected to complete March/April 2024

As a reminder, Network Homes has merged with Sovereign Housing Association, so your updates will now come from SNG.

External wall remediation

Work to Lidcote, Cumnor and Helmi House continues but not as quickly as stated in our last update letter and for this we can only apologise. There have been a number of technical issues that have required resolving and this takes time. Each issue that has to be resolved must go through the design process and obtain sign off by all the relevant persons in the design team before we can fix the issue on-site.

In addition, Higgins have experienced delays in the delivery of cladding panels which means the programme running six weeks behind schedule. The panels currently on-site are for the lower levels of the building, with panels for the upper levels still to be delivered. Higgins for obvious reasons will not fit these opting for a top-down approach to avoid any panels being damaged once fitted.

This will extend the currently proposed overall project finish date of December 2023 into March/April 2024. The two weeks Christmas shutdown must also be factored in. Higgins do not intend to reissue the programme at this stage, and we will continue to provide further updates on progress and provide a more accurate finish date in due course.

Balcony access

Higgins has told us they hope that the balcony works will be concluded ahead of the Christmas shut down. However, we would ask that where balconies have been locked out of use that residents understand and respect that this has been done for their own health and safety. We would strongly advise residents not to tamper or remove the balcony door restrictors fitted, these will be removed as soon as practicably possible.

You may have noticed over the last week or so that significant amounts of insulation and fire barrier supplies have been delivered to site which are required to be fitted before the cladding panels can be fitted. These are bulky items requiring a significant amount of storage space and we apologise for any inconvenience caused by this, as further car parking spaces have had to be taken to facilitate this extra storage.

The Hive
22 Wembley Park
Boulevard
Wembley
HA9 0HP

www.sng.org.uk
customerservice@networkhomes.org.uk
0300 373 3000

A summary of this letter

Due to issues with the delivery of cladding panels, we're running about six weeks behind schedule. We now expect the project to complete in March/April 2024, but will give you a more accurate completion date when Higgins updates the programme.

We're working on a plan for the internal firestopping and will provide more info when we have it.

A reminder

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

Internal investigations

The work to review the internal fire stopping issues continues with our fire engineer and Higgins, and once we have agreed a plan, we will share that information with residents. I would like to add that if you are approached to provide access to your flat, that we would be grateful if you could allow this. It will assist greatly the team in creating a much better overview of the situation that we need to consider.

Car park

You may have seen on the news about the fire at Luton airport in the car park. fire has not so far changed the advice for any commercial or residential basement carparks in the UK. The construction of the basement carpark underneath Lidcote, Cumnor, Helmi House is significantly different than the Luton airport carpark. Our approach to allow the carpark to continue to be used is consistent with the advice received from fire engineers. We have also reviewed measures in place at Lidcote, Cumnor, Helmi House with the London Fire Brigade and they also have not asked for the carpark to be closed.

Fire strategy

It is also worth reiterating that the fire strategy has been changed from Stay Put to **Simultaneous Evacuation**. You will see the fire marshals located in the Foyer of Cumnor House conducting regular patrols which are for your safety. In the event that they need to carry out an evacuation of the building, can you please react to their request immediately, leave the building and proceed to the designated evacuation point.

Further support

You can find all previous updates here: <https://www.networkhomes.org.uk/robsart1buildingsafety/>. Please also get in touch with us if you have any questions on customerservice@networkhomes.org.uk.

Kind regards

Raj Gandecha
Head of Resident Management (Building Safety)