

## Safety in your building

20 December 2023

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

Dear residents,

### Project update and Christmas work dates

Work has been continuing over recent months on both the external wall system. Work to the internal fire stopping at Helmi House has been expedited due to the nature of the occupancy with Lidcote and Cumnor currently being reviewed by Higgins and SNG. The fire alarm works are now well underway at both Lidcote and Cumnor House, however work will be pausing on-site over the Christmas period and we have included the dates below.

#### External wall system

Work has been progressing and cladding panels are being installed, some of these are only on a temporary basis and will be fully fitted and quality checked at the right time, this is to alleviate on-site storage issues and reduce damage to the cladding panels. We are anticipating work will be completed in the first quarter of 2024.

Balcony works continue with the balconies on the upper levels being reinstated. Work to the highest-level external wall copings needs to be completed before scaffold can start to come down and there are some outstanding engineering questions that need to be answered due to some changes that were required to the design. This work is dependent on the weather, and the work at the top of the building being completed so that the scaffold can come down.

What we would like to mention is that in certain area's, residents continue to access their balconies when it is unsafe to do so. There are also some residents who are prematurely moving items back on to their balconies. Please stop doing this while Higgins complete their works as this can make balconies unsafe for you and for operatives. Your support and cooperation with this for just a few more months would be appreciated, allowing Higgins to have the balconies fully reinstated and returned to residents in time for spring or sooner.

#### Internal works

We're pleased that progress at Helmi House has been quick and we have been able to stand down the majority of extra staff needed to support residents in the event of an incident. Works have been completed in communal areas and on floors 1-6.

Work to carry out compartmentation surveys at Cumnor and Lidcote House has already begun, and we have been able to access most homes to install a temporary alarm system. This will allow the waking watch to be stood down and provide early indication of an incident in either block. Please work with our contractor Oakray and allow them access to install and test the new system which is being installed for everyone's safety.

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

We expect to complete the external wall work in the first quarter of 2024.

We'll be pausing work over Christmas – please report any concerns to the evacuation managers.

#### **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.

**Xmas work dates**

Work will be pausing on-site from Friday 22 December to Tuesday 2 January. The site will be left secure and no properties will be left exposed to the elements over this time. We ask that you report any concerns to a member of staff on-site, there will be regular patrols around the sites by a security company. Please do not access the scaffolding at any time, remain vigilant should you see anyone on the scaffolding, please get in touch with the evacuation managers on-site or call 999 in an emergency.

We thank you all for your support while we carry out this essential safety work and wish you all the best over the festive period. Previous updates about your building's project can be found here: <https://www.networkhomes.org.uk/robsart1buildingsafety/>. If you have any questions, please get in touch with us on [customerservice@networkhomes.org.uk](mailto:customerservice@networkhomes.org.uk) if you have any questions.

Kind regards

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